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FINAL
FINDING OF SUITABILITY TO TRANSFER
FOR PARCEL A
HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA

February 25, 2000

Southwest Division
Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, California 92132-5190

COMPREHENSIVE LONG-TERM ENVIRONMENTAL ACTION NAVY (CLEAN II)

Northern and Central California, Nevada, and Utah

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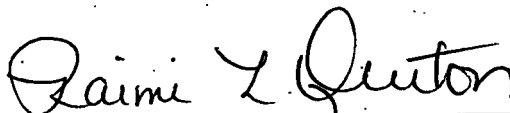
**DEPARTMENT OF THE NAVY
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San Bruno, California**

**FINAL
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FOR PARCEL A
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SAN FRANCISCO, CALIFORNIA**

February 25, 2000

Prepared By

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5090
Ser 06CH.JJ/126
February 29, 2000

Ms. Claire Trombadore
U. S. Environmental Protection Agency
Region IX (SFD-8-B)
75 Hawthorne Street
San Francisco, CA 94105

Subject: FINAL FOST FOR PARCEL A, HUNTERS POINT SHIPYARD (HPS),
SAN FRANCISCO, CA

Dear Ms. Trombadore,

1. The Draft Final FOST for parcel A was provided to your agencies for review and comment on February 18, 1999. Comments were received from the U.S. Environmental Protection Agency (EPA), the Department of Toxic Substances Control, the California Regional Quality Control Board (CRWQCB), and the San Francisco Redevelopment Agency (SFRDA). Responses to these comments were provided to all on September 22, 1999 and are included in the FOST. In addition, updated information on asbestos, PCBs and the site closure of UST S-812 are included. Enclosure (1) reflects the incorporation of the comments and the updated information. The Final FOST is provided for your information.

2. If you have any clarifying questions, please contact Mr. John Corpus, RPM, at (650) 244-2578

A handwritten signature in cursive script, reading "Joseph J. Joyce", is positioned above the typed name.

JOSEPH J. JOYCE
Deputy Base Closure Manager
Hunter's Point Shipyard
By direction of the Commander

Enclosure: (1) Final FOST for Parcel A, Hunters Point Shipyard, San Francisco,
CA, dated February 25, 2000

5090
Ser06CH.JJ/126
February 29, 2000

Copy to (w/encl):

City of San Francisco, Department of Public Health (Attn: Ms. Amy Brownwell)

City of San Francisco, City Attorney's Office (Attn: Ms. Elaine Warren)

City of San Francisco, San Francisco Redevelopment Agency (Attn: Mr. Byron Rhett)

City of San Francisco, San Francisco Redevelopment Agency (Attn: Ms. June Bartholomew)

City of San Francisco, Public Utilities Commission (Attn: Ms. Carol Ruwart)

City of San Francisco, Department of Public Works (Attn: Mr. John Chester)

City of San Francisco, Department of Public Health (Attn: Mr. Ed Ochi)

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1.0 PURPOSE

The purpose of this finding of suitability to transfer (FOST) is to document environmental findings regarding the proposed transfer, by deed, of property hereinafter referred to as Parcel A, at Hunters Point Shipyard (HPS), formerly referred to as Hunters Point Annex, San Francisco, California, to the City and County of San Francisco. The property is described in Section 2. Tables and figures referred to in this FOST are located after the text, beginning on page 18.

This FOST is the result of a thorough analysis of information contained in the following documents, which are listed in chronological order:

- PRC Environmental Management, Inc. (PRC). 1992. "Final Summary Report of Underground Storage Tank Removals (July through October 1991), Naval Station Treasure Island, Hunters Point Annex, San Francisco, California." November 18.
- PRC and Harding Lawson Associates (HLA). 1993. "Draft Final Parcel A Site Inspection Report, Naval Station Treasure Island, Hunters Point Annex, San Francisco, California." October 15.
- Tetra Tech, Inc. (Tetra Tech). 1993a. "Lead-Based Paint and Soil Sampling: Parcel A Quarters, Hunters Point Naval Base." Prepared for Western Division, Naval Facilities Engineering Command, San Bruno, California. August.
- Tetra Tech. 1993b. "Asbestos Survey at Hunters Point Annex Parcel A and Drydock #4." October.
- Environmental Chemical Corporation (ECC). 1995. "Parcel A Asbestos Remediation Report." September 12.
- PRC. 1995a. "Parcel A Remedial Investigation Report, Hunters Point Annex, San Francisco, California." September 22.
- PRC. 1995b. "Hunters Point Annex Parcel A Record of Decision." November 16, signed November 29.
- HLA. 1996. "Draft Parcel A Storm Drain Monitoring Report, Hunters Point Annex, San Francisco, California." May 3.
- PRC. 1996. "Parcel D Remedial Investigation Draft Final Report, Hunters Point Shipyard, San Francisco, California." October 25.
- PRC and Levine-Fricke-Recon (LFR). 1997. "Draft Final Parcel D Feasibility Study, Hunters Point Shipyard." January 24.

- PRC. 1997. "Base Realignment and Closure Cleanup Plan, Revision 3, Hunters Point Annex, San Francisco, California." February 21.
- Tetra Tech EM Inc. (TtEMI). 1998. "Final Basewide Environmental Baseline Survey, Revision 01, Hunters Point Shipyard, San Francisco, California." September 4.
- IT Corporation (IT). 1998. "Summary Report, Parcel A Supplemental Soil Lead Sampling, Hunters Point Shipyard, San Francisco, California." March 10.
- U.S. Environmental Protection Agency (EPA). 1998. Letter Regarding Summary Report for Parcel A Supplemental Soil Lead Sampling at Hunters Point Shipyard. From Ms. Claire Trombadore, EPA Region IX. To Mr. Mike McClelland, U.S. Department of the Navy (Navy), Naval Facilities Engineering Command, Engineering Field Activity West. April 27.
- TtEMI. 1998. "Revised Response to Agency Comments on the Draft Finding of Suitability to Transfer for Parcel A, Hunters Point Shipyard, San Francisco, California." November 6.
- Supervisor of Shipbuilding and Repair, Portsmouth, Virginia, Environmental Detachment (SSPORTS). 1999a. "Asbestos Re-Inspection Report for 27 Buildings in Parcels A and B at Hunters Point Shipyard." June.
- SSPORTS. 1999b. "Polychlorinated Biphenyl Survey/Abatement Report." July.
- SSPORTS. 1999c. "Asbestos Remediation Completion Report for 23 Buildings in Parcels A and B, Volume 1." August.
- TtEMI. 1999. "Draft Recommendation for Case Closure, Former Site of Underground Storage Tank S-812, Hunters Point Shipyard, San Francisco, California." September 2.
- California Regional Water Quality Control Board (RWQCB). 2000. "Case Closure, UST S-812 at Hunters Point Shipyard, San Francisco, California." January 14.

2.0 PROPERTY DESCRIPTION

HPS is located on a promontory in southeastern San Francisco (see Figure 1). Parcel A consists of approximately 86 acres of land at HPS; the property boundaries for Parcel A are shown on Figure 2. The legal description of Parcel A is set forth in Attachment 1 to this FOST. Currently, 67 buildings are present on Parcel A, 44 of which are former residences. Table 1 lists the buildings on Parcel A. In addition to the 67 buildings, the foundations of 43 former structures are located on Parcel A. Parcel A also contains storm drains, steam lines, a sanitary sewer system, and an active natural gas distribution system that serves Buildings 322, 813, 915, and 916.

3.0 REGULATORY COORDINATION

The Navy issued revision 01 of the basewide environmental baseline survey (EBS) for HPS on September 4, 1998. The EPA, the California Environmental Protection Agency's Department of Toxic Substances Control (DTSC), the City and County of San Francisco Department of Public Health (SFDPH), and the San Francisco Redevelopment Agency (SFRA) received draft versions of revision 01 of the basewide EBS for review to facilitate their consultative role in its development. Revision 01 of the basewide EBS classified the installation property according to the U.S. Department of Defense's (DoD) environmental condition of property (ECP) area type categories.

EPA, DTSC, and the RWQCB participated throughout the Parcel A remedial investigation (RI) process and were consulted during the development of the Parcel A record of decision (ROD). EPA concurred with the findings of the Parcel A investigations on November 8, 1995, and signed the Parcel A ROD on November 29, 1995. DTSC and the RWQCB also concurred and signed the Parcel A ROD on November 28, 1995. EPA considers the Parcel A ROD the decision document that demonstrates that the Navy has complied with Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and has taken all necessary remedial actions.

EPA and DTSC participated in a Parcel A FOST scoping meeting on March 26, 1996, to initiate the regulatory agency consultation process and discuss the content of the Parcel A FOST. The draft version of the Parcel A FOST was submitted to the regulatory agencies, SFDPH, and the SFRA in June 1996 for review and comment. Written comments from the regulatory agencies and SFDPH were received in July 1996. The Navy submitted written responses to the comments to the regulatory agencies and SFDPH in August 1996. In November 1996, SFDPH sent a letter to the Navy stating that the Navy's responses to the comments on the draft Parcel A FOST did not adequately address SFDPH's concerns regarding lead-based paint in soil. As a result of the SFDPH letter, the Navy conducted additional soil sampling for lead at Parcel A in 1997 (see Section 5.2.2). The regulatory agencies and SFDPH reviewed the results of the supplemental sampling and concurred that the Navy had adequately characterized the site with respect to lead in soil. In November 1998, the Navy submitted revised responses to comments on the draft Parcel A FOST that updated the responses regarding lead in soil; the revised responses were developed by the Navy, EPA, and SFDPH in a collaborative process.

In December 1998, EPA announced its intent to delete Parcel A from the National Priorities List (NPL) because all appropriate response actions have been taken at the site. The State of California concurred with this position. Parcel A was officially deleted from the NPL on April 5, 1999.

4.0 NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE

The proposed transfer of Parcel A by deed is consistent with the SFRA HPS redevelopment plan dated July 14, 1997. A joint environmental impact statement/environmental impact report (EIS/EIR) regarding the Navy's disposal and community reuse of the properties at HPS, in accordance with the requirements of the National Environmental Policy Act (NEPA), is currently being prepared. The EIS/EIR and the NEPA ROD will be completed before Parcel A is transferred. It is anticipated that the EIS/EIR and the NEPA ROD will be finalized in the spring of 2000.

5.0 ENVIRONMENTAL BASELINE SURVEY FINDINGS

For the purposes of the basewide EBS, Parcel A was divided into 20 subparcel units to correspond to the subparcelization proposed by the SFRA in the HPS redevelopment plan. These subparcels are listed in Table 2 and shown on Figure 3. The subparcels contain the designations N, S, or H, signifying the northern, southern, or hill areas of HPS, respectively. Open space areas are designated by the suffix OS. Twelve subparcels are entirely located in Parcel A (H-48 through H-57, H-OS, and S-47). Eight subparcels (N-1, N-3, N-17, S-28, S-29, S-30, S-31, and S-46) are partially located in Parcel A, with the remaining portion of each subparcel located in Parcel B, C, D, or E. The portions of these subparcels that lie within Parcel A are referred to as subparcels N-1A, N-3A, N-17A, S-28A, S-29A, S-30A, S-31A, and S-46A in this FOST (see Figure 3).

The environmental condition of property categorization presented in the draft Parcel A FOST was based on the definitions presented in the 1993 DoD document titled "Standard Classification of Environmental Condition of Property Area Types" and the subparcel classification presented in the original version of the HPS basewide EBS, dated June 3, 1996. In the 1996 DoD document titled "Addendum to the Base Realignment and Closure Cleanup Plan Guidebook, August 1996," the definitions of the ECP area types were revised. The definitions are as follows:

- **Area Type 1:** Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas)

- **Area Type 2:** Areas where only release or disposal of petroleum hydrocarbons has occurred. The Navy has established subcategories for ECP area type 2 to more specifically categorize parcels where only petroleum products and related constituents have been detected or are suspected to be present. The subcategories, which loosely reflect ECP area types 3 through 7, are as follows:
 - Area Type 2-3: Areas where release of petroleum hydrocarbons has occurred, but at concentrations that do not require a removal or remedial actions
 - Area Type 2-4: Areas where release of petroleum hydrocarbons has occurred, and all remedial actions necessary to protect human health and the environment have been taken
 - Area Type 2-5: Areas where release of petroleum hydrocarbons has occurred and removal or remedial actions are under way, but all required actions have not yet been completed
 - Area Type 2-6: Areas where release of petroleum hydrocarbons has occurred, but required actions have not yet been implemented
 - Area Type 2-7: Areas where release of petroleum hydrocarbons is suspected but further investigation is required to confirm the release
- **Area Type 3:** Areas where release of hazardous substances has occurred, but at concentrations that do not require a removal or remedial actions
- **Area Type 4:** Areas where release of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken
- **Area Type 5:** Areas where release of hazardous substances has occurred and removal or remedial actions are under way, but all required actions have not yet been completed
- **Area Type 6:** Areas where release of hazardous substances has occurred, but required actions have not yet been implemented
- **Area Type 7:** Unevaluated areas or areas requiring additional evaluation

Table 3 of this FOST presents the original categorization of each Parcel A subparcel based on the 1993 DoD definitions and the new categorization of each subparcel based on the new DoD definitions listed above. In addition, Table 3 presents the rationale for the present categorization of each subparcel. The information presented in Table 3 was obtained from revision 01 of the HPS basewide EBS, which contains the most current subparcel categorization information.

Based on the current ECP area type classifications of the 20 Parcel A subparcels, all property that lies within the boundaries of Parcel A is available for transfer. Eight subparcels (H-49 through H-51, H-54

through H-57, and S-46A) are classified as ECP area type 1. Three subparcels (H-52, N-17A, and S-47) are classified as ECP area type 2-3. Three subparcels (H-48, H-53, and H-OS) are classified as ECP area type 4. Six subparcels that are partially located in Parcel A (subparcels N-1, N-3, S-28, S-29, S-30, and S-31) were classified overall as ECP area type 6 in revision 01 of the basewide EBS because of conditions on those portions of the subparcels that lie outside of Parcel A. Those portions of the six subparcels that lie within Parcel A (referred to as subparcels N-1A, N-3A, S-28A, S-29A, S-30A, and S-31A) are classified as ECP area type 1.

The ECP area types for each of the 20 subparcels that lie within Parcel A are described below. Fourteen subparcels or portions of subparcels are classified as ECP area type 1, three subparcels or portions of subparcels are classified as ECP area type 2-3, and three subparcels are classified as ECP area type 4. The subparcels that include portions of adjacent parcels are discussed in greater detail below.

ECP Area Type 1: Subparcels H-49, H-50, H-51, H-54, H-55, H-56, H-57, N-1A, N-3A, S-28A, S-29A, S-30A, S-31A, and S-46A

Subparcel N-1 contains a portion of site IR-18, located in Parcel B. Because not all of the remedial actions associated with IR-18 have been taken, subparcel N-1 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS. Subparcel N-1A (which excludes the Parcel B area) can be categorized as an ECP area type 1 property because no releases of any hazardous substances stored in Building 100 (electrical substation) occurred (TtEMI 1998). The majority of subparcel N-1A is paved.

Subparcel N-3, which straddles portions of Parcels A and B, contains a waste disposal area in Parcel B. Because not all of the remedial actions associated with this waste disposal area have been taken, subparcel N-3 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS. Subparcel N-3A (which excludes the Parcel B area) can be categorized as an ECP area type 1 property because no releases of any hazardous substances occurred (TtEMI 1998). The majority of subparcel N-3A is paved.

Subparcel S-28, which straddles portions of Parcels A and D, contains portions of sites IR-33 and IR-34 in Parcel D. Because not all of the remedial actions associated with IR-33 and IR-34 have been taken, subparcel S-28 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS. Subparcel S-28A (which excludes the Parcel D area) consists only of Spear Avenue and was added to Parcel A after revision 01 of the basewide EBS was published. As a result, the environmental condition

of subparcel S-28A was evaluated for this FOST using the RI and feasibility study (FS) reports for Parcel D (PRC 1996; PRC and LFR 1997). Subparcel S-28A can be categorized as an ECP area type 1 property because no releases of any hazardous substances occurred (TtEMI 1998). All of subparcel S-28A is paved.

Subparcel S-29, which straddles portions of Parcels A and D, contains portions of sites IR-09 and IR-33 in Parcel D. Because not all of the remedial actions associated with IR-09 and IR-33 have been taken, subparcel S-29 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS.

Subparcel S-29A (which excludes the Parcel D area) consists only of Spear Avenue and was added to Parcel A after revision 01 of the basewide EBS was published. As a result, the environmental condition of subparcel S-29A was evaluated for this FOST using the RI and FS reports for Parcel D (PRC 1996; PRC and LFR 1997). Subparcel S-29A can be categorized as an ECP area type 1 property because no releases of any hazardous substances occurred (TtEMI 1998). All of subparcel S-29A is paved.

Subparcel S-30, which straddles portions of Parcels A, D, and E, contains portions of sites IR-36 in Parcel E and IR-37 and IR-66 in Parcel D. Because not all of the remedial actions associated with IR-36 and IR-37 have been taken, subparcel S-30 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS. Subparcel S-30A (which excludes the Parcel D and E areas) consists only of Spear Avenue and was added to Parcel A after revision 01 of the basewide EBS was published. As a result, the environmental condition of subparcel S-30A was evaluated for this FOST using the RI and FS reports for Parcel D (PRC 1996; PRC and LFR 1997). Subparcel S-30A can be categorized as an ECP area type 1 property because no releases of any hazardous substances occurred (TtEMI 1998). All of subparcel S-30A is paved.

Subparcel S-31, which straddles portions of Parcels A, D, and E, contains a portion of site IR-36 in Parcel E. Because not all of the remedial actions associated with IR-36 have been taken, subparcel S-31 as a whole was categorized as ECP area type 6 in revision 01 of the basewide EBS. Subparcel S-31A (which excludes the Parcel D and E areas) consists only of Spear Avenue and was added to Parcel A after revision 01 of the basewide EBS was published. As a result, the environmental condition of subparcel S-31A was evaluated for this FOST using the RI and FS reports for Parcel D (PRC 1996; PRC and LFR 1997). Subparcel S-31A can be categorized as an ECP area type 1 property because no releases of any hazardous substances occurred (TtEMI 1998). All of subparcel S-31A is paved.

Subparcel S-46, which straddles portions of Parcels A and E, is classified overall as ECP area type 1 in revision 01 of the basewide EBS. The portion of subparcel S-46 that lies within Parcel E is classified as ECP area type 6 due to the presence of hazardous substances at Parcel E sites IR-04 and IR-56; however, subparcel S-46A (which excludes the Parcel E area) is classified as ECP area type 1 (TtEMI 1998).

ECP Area Type 2-3: Subparcels H-52, N-17A, and S-47

Subparcel N-17, which straddles portions of Parcels A and C, is classified as ECP area type 1 in revision 01 of the basewide EBS because no releases of any hazardous substances occurred. However, groundwater underlying subparcel N-17A (which excludes the Parcel C area) contains petroleum hydrocarbons at concentrations below action levels. As a result, subparcel N-17A is classified as ECP area type 2-3.

ECP Area Type 4: Subparcels H-48, H-53, and H-OS

All actions at these three subparcels are documented in the Parcel A RI report (PRC 1995a) and ROD (PRC 1995b). Actions taken at these subparcels are summarized in Section 5.1.1 of this FOST.

5.1 CERCLA HAZARDOUS SUBSTANCES AND FACTORS AND RESOURCES THAT POSE NO CONSTRAINTS

Based on an evaluation of the documents listed in Section 1.0, the environmental resources or conditions discussed below were determined to pose no threat to human health and the environment, and therefore require no specific restrictions in the transfer documents. These environmental resources or conditions were investigated under CERCLA. Table 4 summarizes the CERCLA and non-CERCLA environmental factors and resources considered.

5.1.1 Installation Restoration Program

Nine sites on Parcel A were investigated under the Installation Restoration Program (IRP) in accordance with CERCLA. These sites are IR-59, IR-59 Jerrold Avenue Investigation (JAI), SI-19, SI-41, SI-43, SI-45, SI-50, SI-51, and SI-77 (see Figure 4). IRP sites SI-45, SI-50, SI-51, and IR-59 are parcelwide sites that do not lie within the boundaries of any single subparcel. Site SI-41 is in subparcel H-48; sites IR-59 JAI and SI-43 are in subparcel H-53; site SI-19 is in subparcel H-OS; and site SI-77 is in subparcel S-47 (see Table 2).

In the first phase of the CERCLA process, the Navy conducted a preliminary assessment and site inspection (SI) and identified seven potentially contaminated areas, referred to as SI sites. During the course of the investigations at SI-19, SI-41, and SI-43, soil containing hazardous substances was excavated, disposed of at an appropriate off-site landfill, and replaced with clean soil. As a result of the soil excavation, the sites required no further action because it was determined that they did not pose a risk to human health or the environment (PRC and HLA 1993). EPA and DTSC concurred with this decision. The SI results are summarized in Table 5.

Based on the data collected during the SI, the Navy conducted an RI of the groundwater underlying Parcel A, referred to as site IR-59. A second site, IR-59 JAI, was discovered during the RI and was also investigated. During the course of the investigation at IR-59 JAI, soil containing hazardous substances was excavated, disposed of at an appropriate off-site landfill, and replaced with clean soil. As a result of the soil excavation, IR-59 JAI required no further action. In addition, the Navy selected no action for site IR-59. The Navy determined that the overall condition of Parcel A posed no risk to human health under a residential risk scenario (PRC 1995a, 1995b). EPA and DTSC concurred with the no-action selection. The no-action decision for Parcel A is documented in the Parcel A ROD (PRC 1995b), which was signed on November 29, 1995.

5.1.2 Storage Tanks

The following paragraphs discuss underground storage tanks (UST) and aboveground storage tanks (AST) at Parcel A.

Underground Storage Tanks

Only one UST was known to exist on Parcel A; this UST (UST S-812) was investigated as part of the SI and referred to as SI-77. UST S-812, which had an estimated capacity of 18,000 to 20,000 gallons, was installed in 1976 and was used to store fuel oil for a boiler in Building 813. When the boiler was converted to natural gas, UST S-812 was deactivated. In 1991, UST S-812 and its associated piping were excavated and removed. Representatives from DTSC and the City and County of San Francisco were present during the tank removal. The excavated site was backfilled with clean soil. No further action was recommended for this site (PRC 1992).

On September 2, 1999, the Navy submitted a report to the RWQCB requesting formal closure of the former site of UST S-812 (TtEMI 1999). The RWQCB submitted comments on the report to the Navy on October 22, 1999; the comments were resolved in a meeting held among the Navy and the RWQCB on November 22, 1999. The Navy submitted written responses to the comments to the RWQCB on December 13, 1999. On January 14, 2000, the RWQCB issued a formal closure letter for the former site of UST S-812 to the Navy. As a result, all actions necessary to protect human health and the environment at the former site of UST S-812 have been taken.

Aboveground Storage Tanks

Two ASTs are present on Parcel A: a 106,000-gallon water tank and a 1,000-gallon propane tank at Building 110. The water tank, which is located at the corner of Coleman Street and Innes Street, is in good condition but is currently not in use (TtEMI 1998). The propane tank is located at the south end of Building 110; this tank supplies propane gas to a kitchen area inside the building (TtEMI 1998). Neither of the ASTs present on Parcel A poses a threat to human health or the environment; therefore, no action is planned for these ASTs (TtEMI 1998).

5.1.3 Storm Drain and Sanitary Sewer Systems

The storm drain and sanitary sewer systems were investigated as part of the SI and referred to as SI-50. As documented in the Parcel A SI report, visual inspections indicated that no further investigation or remedial action was necessary. Sediments in the storm drain system at Parcel A were removed during system maintenance activities between August 1994 and April 1995. Since completion of the SI, a storm drain monitoring program was implemented to (1) evaluate the completeness of the storm drain cleanout, (2) assess the presence of continued sedimentation of the storm drain system in Parcel A and the potential for transport of chemicals by the storm drain system, and (3) document the water quality, sediment quality, and physical condition of the storm drain system prior to the transfer of Parcel A. The Parcel A storm drain monitoring program was performed as part of the Navy's operations and maintenance program. The findings of the storm drain monitoring program and a description of maintenance activities are presented in the Parcel A storm drain monitoring report (HLA 1996), which concluded that the storm drain system does not pose a risk to human health or the environment. The Navy will not monitor the storm drain system at Parcel A after the transfer of the property.

5.1.4 Steam Lines

The steam lines, referred to as SI-45, were investigated as part of the SI because of concerns that they might contain waste oil. The steam lines in Parcel A did not contain waste oil, and no further investigation was required (HLA 1993).

5.1.5 Pesticides and Herbicides

Building 906, the Gardening Tool House, was used to store pesticides and was therefore investigated under CERCLA. The building is referred to as SI-43. In 1993, Building 906 and Building 904 (a small building northwest of Building 906) were demolished. SI-43 was investigated using a technique that used soil excavation for the purpose of site characterization. The contaminated soil from SI-43 was disposed of at an appropriate off-site landfill after the investigation. Samples of the remaining soils were analyzed, and based on the analytical data and risk assessment results, SI-43 was found to pose no risk to human health or the environment. As a result, the site was recommended for no further action in the Parcel A SI report (HLA 1993). The SI-43 findings and recommendations detailed in the Parcel A SI report were reiterated in the Parcel A RI report (PRC 1995a).

5.1.6 Parcel A Boundaries

The current Parcel A boundaries are shown on Figure 2. Parcel A is bounded by Parcels B, C, D, and E, and by the Bayview-Hunters Point neighborhood to the northwest. The boundaries of Parcel A have been reevaluated since they were originally delineated in 1992. In areas of Parcel A where contaminants were present along the boundaries with adjacent parcels, the Parcel A boundary was modified to keep the contaminated areas intact. The original boundaries of Parcel A were modified in two areas along the Parcels A and B boundary, at IR-06 and IR-18. As a result, Parcel B now includes 1.93 acres where contaminants were detected along the Parcel A boundary; the contaminated areas are now completely within Parcel B. No sites within Parcels C, D, and E that are adjacent to Parcel A are of concern. In October 1998, the Parcel A boundaries were further modified in two places. The portion of Crisp Avenue that was previously part of Parcel A has been excluded from the parcel and is now part of Parcel E. In addition, the Parcel A boundaries were modified to include the portion of Spear Avenue that lies along the southeastern border of the parcel. This street had previously been in Parcels D and E.

5.1.7 Groundwater Flow Into Parcel A

Based on an evaluation of the HPS groundwater level elevations in the A-aquifer and of groundwater measurements in the upland bedrock of Parcel A, it has been determined that the groundwater flows away from Parcel A and into the other HPS parcels, eventually discharging into the San Francisco Bay (PRC 1995a). Therefore, the potential for migration of contaminated groundwater from other HPS parcels into Parcel A is very low.

5.2 OTHER RELATED ENVIRONMENTAL FACTORS AND RESOURCES THAT POSE NO CONSTRAINTS

The additional factors and resource conditions discussed below were also found to pose no constraints to the transfer of Parcel A (see Table 4).

5.2.1 Asbestos

In 1993, an asbestos survey was conducted in Parcel A; detailed information regarding the presence of asbestos-containing material (ACM) at each building in Parcel A is presented in the summary report of the survey (Tetra Tech 1993b). The Navy repaired and encapsulated damaged thermal system insulation in 41 buildings at Parcel A (ECC 1995). Because this ACM is encapsulated, it currently poses no risk to human health or the environment. The Navy also removed and disposed of loose ACM and cleaned crawl spaces in Buildings 101, 102, 901, 66-A, and H in Parcel A (ECC 1995).

In 1999, the Navy reinspected 10 buildings on Parcel A that were suspected to contain damaged, friable ACM. The reinspected buildings were Buildings 19, 100, 101, 110, 322, 808, 813, 915, 916, and 921 (SSPORTS 1999a). Following the inspection, the Navy repaired damaged, friable ACM and removed ACM debris found during the reinspection of Buildings 100, 101, 110, 322, 813, 916, and 921 (SSPORTS 1999c).

Notification

ACM may be present in some portions of the buildings at Parcel A. The transferee will be responsible for managing and complying with all applicable federal, state, and local laws and regulations relating to ACM.

5.2.2 Lead-Based Paint

DoD policy for lead-based paint states that the Navy must comply with all applicable federal, state, and local laws and regulations regarding lead-based paint hazards. This section summarizes the process by which the Navy addressed lead-based paint hazards on Parcel A. A detailed description of this process is presented in Attachment 2, the Navy's responses to comments on the draft Parcel A FOST.

Soil around former residential structures on Parcel A was sampled during a 1993 lead-based paint survey (Tetra Tech 1993). During this survey, elevated concentrations of lead were detected in soil collected near former housing unit R-105 and the area surrounding the water tank. In 1997, at EPA's request, the Navy agreed to resample these two areas. During the 1997 supplemental sampling event, high lead levels were not duplicated at residence R-105, and the average concentration of lead in the soil at the water tank was approximately one-tenth of the concentration reported for the water tank area in 1993 (IT 1998).

At the completion of the 1997 supplemental sampling event, the Base Realignment and Closure (BRAC) Cleanup Team (BCT) reviewed all of the lead data for Parcel A (from both the 1993 and 1997 sampling events) and evaluated it with respect to the 221 milligrams per kilogram (mg/kg) health-based cleanup goal that had been calculated for Parcel B. Although the 221 mg/kg lead cleanup goal had been calculated for Parcel B, EPA believed it was reasonable to use it to screen the Parcel A lead soil data, given that the proposed reuse for both parcels is residential housing. The average lead concentration in soils across Parcel A derived from the 1993 and 1997 sampling events is 215 mg/kg. Therefore, because the average concentration of lead in soil across Parcel A is below the 221 mg/kg cleanup goal, the BCT concluded that lead in soil at Parcel A does not pose a risk to human health and that no further action is required to protect human health. EPA provided written concurrence with this position in a letter to the Navy dated April 27, 1998.

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 applies only to the transfer of federal property for residential use. None of the residential buildings in Parcel A are currently occupied. Because the proposed transfer will not involve the use of any existing structures for residential purposes, the Navy has not implemented a lead-based paint abatement program.

Notification

Lead-based paint may be present in facilities built prior to 1978. Lead exposure is especially harmful to young children and pregnant women. The transferee will be responsible for managing all lead-based paint and potential lead-based paint in compliance with all applicable federal, state, and local laws and regulations.

5.2.3 Polychlorinated Biphenyls

During the Parcel A SI, one former transformer location and nine then-operating transformers with associated oil circuit breakers were identified at seven locations (see Figure 4); these locations are referred to collectively as SI-51 and include Buildings 100, 101, 530, 813, 819, 821, and 830. The former transformer location was visually inspected for stains that might indicate a release of oil containing polychlorinated biphenyls (PCB). In addition, the then-operating transformers were inspected to determine whether they held oil containing PCBs and whether such oil was leaking from them. The inspections indicated that no PCB-containing oils had leaked into the surrounding environment, and no further investigation was recommended (HLA 1993).

Since the completion of the SI, the Navy has removed all transformers and oil circuit breakers containing PCBs at concentrations of 5 parts per million (ppm) or more in Parcel A as part of the BRAC operation and maintenance program at HPS (TtEMI 1998). Five transformers and 10 oil circuit breakers and miscellaneous high voltage electrical devices were removed from Parcel A. The removal and disposal of the transformers and oil circuit breakers was handled in compliance with all requirements and guidance. In 1999, the Navy resurveyed and remediated PCB-containing oil stains present on concrete foundations and floors in Buildings 100, 101, 813, 819, and 821. Six transformers and two oil circuit breakers are currently present on Parcel A in Buildings 101, 813, and 821; all of these transformers and circuit breakers contain PCBs at concentrations less than 5 ppm (SSPORTS 1999b).

5.2.4 Radon

Radon is of concern in buildings where it may potentially accumulate and pose a health risk. The regional geologic conditions at HPS indicate that areas of naturally occurring granitic material (the source of radon) are isolated and sporadic; therefore, radon is not considered a concern in Parcel A (TtEMI 1998).

5.3

FACTORS AND RESOURCES THAT POSE CONSTRAINTS

Based on an evaluation of the documents listed in Section 1.0, the only environmental factor and resource condition that was determined to pose constraints on activities that might be accomplished under a deed are petroleum-related compounds, which are discussed below.

Petroleum-Related Compounds

During the RI of IR-59, which is the groundwater underlying Parcel A, motor oil was detected in groundwater at concentrations of 600 micrograms per liter or less (PRC 1995a). Because of the low levels detected, the State of California has agreed that no further investigation, remediation, or monitoring of the groundwater at Parcel A is required. The Navy intends to include in the deed the following notice that motor oil was detected in the groundwater:

Notification

The Grantor hereby notifies the Grantee that during the remedial investigation of groundwater underlying subparcels H-52 and N-17 on Parcel A, motor oil was detected at concentrations of 600 micrograms per liter or less, as described in the "Parcel A Remedial Investigation Report, Hunters Point Annex," dated September 22, 1995. Results of the remedial investigation indicate that no further investigation, remediation, or monitoring of the groundwater underlying Parcel A is required.

6.0 NOTICE OF HAZARDOUS SUBSTANCES

HPS was declared an inactive facility in 1974 and placed in reserve; therefore, the available historical operational records and records regarding storage of hazardous materials are sparse and sporadic in their coverage. It is likely that substances that would now be considered hazardous substances under CERCLA may have been stored in Parcel A. Table 6 presents a list of hazardous wastes known to be stored in buildings at Parcel A between 1942 and 1995. These substances have been removed and disposed of. No information is available on the quantities or length of time the hazardous materials listed in Table 6 were stored at Parcel A. A 1997 survey of Navy tenants provided current data on the status of hazardous materials stored by tenants leasing buildings from the Navy at HPS. Table 7 presents a list of hazardous materials (and estimated quantities) found at Parcel A during the 1997 tenant survey. Tables 6 and 7 are provided for informational purposes only and do not satisfy the hazardous substance notification requirements in CERCLA Sections 120(h)(1) and 120(h)(3).

According to 40 CFR 373.3, which implements CERCLA Sections 120(h)(1) and 120(h)(3), hazardous substance notification is required only if the amount of a CERCLA hazardous substance stored exceeds 1,000 kilograms and the substance is stored for a year or more. Under CERCLA, each hazardous substance is evaluated separately to determine whether the quantity of that substance exceeds the CERCLA reportable quantity. There are no known releases of hazardous substances in a quantity greater than or equal to the CERCLA reportable quantity at Parcel A. Based on a review of Table 6 and the results of the 1997 tenant survey presented in Table 7, the thresholds do not appear to have been exceeded at Parcel A. Therefore, hazardous substance notification is not required in this FOST.

7.0 ADDITIONAL DEED CONTENTS

Parcel A is deemed suitable to transfer in this document and will be transferred in accordance with federal real property disposal laws. The notice of hazardous substances under CERCLA Section 120(h)(3) is not required for this parcel. The deed will contain the deed covenant required by Section 120(h)(3) of CERCLA, which is as follows:

Covenant

The Grantor hereby notifies the Grantee that during the remedial investigation of groundwater Under 42 U.S.C. §9602(h)(3), with respect to any portion of the Real Estate on which any hazardous substance was stored for 1 year or more, known to have been released, or disposed of:

- (A) Grantor covenants that all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the Property has been taken before the date of transfer to Grantee; and
- (B) Any additional remedial action found to be necessary after the date of such transfer shall be conducted by the Grantor; and
- (C) Grantee covenants that Grantor shall have access to the Property in any case in which remedial or corrective action is found to be necessary after the date of such transfer.

8.0 CONCLUSIONS

The proposed transfer of property by deed has been adequately assessed and evaluated for (1) environmental hazards and (2) environmental impacts anticipated from future use of the property. The intended future use of this property does not present a current or future risk to human health or the environment. Therefore, the property is suitable for transfer.

GREGORY J. BUCHANAN
CAPTAIN, CEC, USN
Commanding Officer
Engineering Field Activity West
Naval Facilities Engineering Command

Date

TABLE 1

**PARCEL A BUILDINGS
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building No.	Subparcel	Past Navy Use	Current Navy Use	Current Tenant
19	N-1 ^a	Apartment Building	None	None
100	N-1 ^a	Main Electrical Substation for Navy Power	None	None
101	N-17 ^a	Administration Office, Blueprint Shop	Art activities and office space	J. Terzian
102	H-OS	Old Post Office	None	None
110	N-17 ^a	Marine Barracks	Art activities	J. Terzian
158	H-51	Sentry House—Main Gate	Sentry House—Main Gate	EFA WEST
322	H-51	Security Guard and Pass Office	Security Guard and Pass Office	EFA WEST
808	S-46 ^a	Industrial Storehouse	Copier paper and toner cartridge distribution center	Precision Transport
813	S-47	Supply Storehouse, Offices	None	None
816	H-48	NRDL High Voltage Accelerator/Laboratory	None	None
817A	H-48	Sentry House	None	None
818	H-48	Chlorination Plant	None	None
819	S-47	Sewage Pump Station A	None	None
821	S-46 ^a	X-Ray Shield Facility, Substation Shield	None	None
823	S-47	Sewage Pump Station	None	None
901	H-OS	Officers Club	None	None
907	H-53	Unknown	None	None
908	H-55	Car Garage	None	None

TABLE 1 (Continued)

**PARCEL A BUILDINGS
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building No.	Subparcel	Past Navy Use	Current Navy Use	Current Tenant
915	H-51	Bank	Offices	SFRA
916	N-3 ^a	CPO Mess, Package Liquor Store	Restaurant	Dago Mary's Restaurant
921	H-57	Bachelors Officers Quarters	None	None
A	H-52	Residence	None	None
A-2	H-53	Residence	None	None
B	H-53	Residence	None	None
C	H-50	Residence	None	None
D	H-55	Residence	None	None
E	H-50	Residence	None	None
F	H-OS	Residence	None	None
G	H-54	Residence	None	None
H	H-55	Residence	None	None
I	H-55	Residence	None	None
J	H-54	Residence	None	None
K	H-54	Residence	None	None
L	H-49	Residence	None	None
M	H-49	Residence	None	None
N	H-53	Residence	None	None
O	H-53	Residence	None	None
R	H-52	Residence	None	None
R-14	H-54	Residence	None	None
R-26	H-55	Residence	None	None
R-33	H-54	Residence	None	None
R-36	H-54	Residence	None	None

TABLE 1 (Continued)

**PARCEL A BUILDINGS
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building No.	Subparcel	Past Navy Use	Current Navy Use	Current Tenant
R-36A	H-54	Residence	None	None
R-39	H-54	Residence	None	None
R-66A	H-54	Residence	None	None
R-66A Garage	H-54	Garage for residence	None	None
R-76	H-54	Residence	None	None
R-77	H-54	Residence	None	None
R-78	H-54	Residence	None	None
R-95	H-53	Residence	None	None
R-97	H-54	Residence	None	None
R-100	H-49	Residence	None	None
R-105	H-49	Residence	None	None
R-107	H-49	Residence	None	None
R-118	H-50	Residence	None	None
S	H-52	Residence	None	None
T	H-54	Residence	None	None
T Garage	H-54	Garage for residence	None	None
U	H-54	Residence	None	None
V	H-54	Residence	None	None
W	H-54	Residence	None	None
X	H-54	Residence	None	None
Y	H-54	Residence	None	None
Z	H-54	Residence	None	None
Unnumbered Building	H-52	Residence	None	None

TABLE 1 (Continued)

**PARCEL A BUILDINGS
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building No.	Subparcel	Past Navy Use	Current Navy Use	Current Tenant
Unnumbered Building	H-53	Residence	None	None
Water Tank	H-53	Water storage	None	None

Notes:

^a Subparcel straddles more than one parcel (for example, Parcels A and C); building is located in the Parcel A portion of the subparcel.

CPO Chief Petty Officer

EFA WEST Naval Facilities Engineering Command, Engineering Field Activity West

NRDL Naval Radiological Defense Laboratory

TABLE 2

**PARCEL A SUBPARCEL UNITS
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Subparcel	Building Numbers and Other Structures	IR/SI Sites	USTs
H-48	816, 817A, 818	SI-41	None
H-49	L, M, R-100, R-105, R-107	None	None
H-50	C, E, R-118	None	None
H-51	158, 322, 915	None	None
H-52	A, R, S, unnumbered residence	None	None
H-53	904(d), 906(d), 907, A-2, B, N, O, R-95, water tank, unnumbered residence	IR-59 JAI, SI-43	None
H-54	909, G, J, K, R-14, R-33, R-36, R-36A, R-39, R-45, R-66A, R-66A Garage, R-76, R-77, R-78, R-97, T, T Garage, U, V, W, X, Y, Z	None	None
H-55	908, D, H, I, R-26	None	None
H-56	None	None	None
H-57	921	None	None
H-OS	102, 901, F	SI-19	None
N-1 ^a	19, 917(d), 100	None	None
N-3 ^a	916	None	None
N-17 ^a	101, 110	None	None
S-28 ^a	None	None	None
S-29 ^a	None	None	None
S-30 ^a	None	None	None
S-31 ^a	None	None	None
S-46 ^a	808, 821	None	None
S-47	813, 819, 823	SI-77	S-812

Notes:

- a Subparcel straddles more than one parcel (for example, Parcels A and C)
 (d) Building demolished
 IR Installation Restoration Program
 JAI Jerrold Avenue Investigation
 SI Site inspection
 UST Underground storage tank

TABLE 3

**ENVIRONMENTAL CONDITION OF PROPERTY AREA TYPE CLASSIFICATION RATIONALE^a
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Sub-Parcel	Parcel	Buildings/IR/SI Sites	UST	Asbestos or Radiation	Previous DoD Category ^b	ECP Area Type Category	Rationale ^c
H-48	A	816, 817A, and 818/SI-41	None	None	4	4	Hazardous materials were stored at this subparcel. All response actions have been taken. This subparcel is available for transfer.
H-49	A	L, M, R-100, R-105, and R-107	None	A	2	1	This subparcel was exclusively residential. This subparcel is available for transfer.
H-50	A	C, E, and R-118	None	A	2	1	This subparcel was exclusively residential. This subparcel is available for transfer.
H-51	A	158, 322, and 915	None	A	2	1	This subparcel was partly residential, partly commercial business. This subparcel is available for transfer.
H-52	A	A, R, S, and unnumbered residence	None	A	2	2-3	This subparcel was exclusively residential. Petroleum hydrocarbons were detected in groundwater underlying this subparcel at concentrations below action levels. This subparcel is available for transfer.
H-53	A	904(d), 906(d), 907, A-2, B, N, O, R-95, and water tank/IR-59 JAI and SI-43	None	A	4	4	Hazardous materials were released to the environment. All response actions have been taken. This subparcel is available for transfer.
H-54	A	909, G, J, K, R-14, R-33, R-36, R-36A, R-39, R-45, R-66, R-66 Garage, R-76, R-77, R-78, R-97, T, T Garage, U, V, W, X, Y, and Z	None	A	2	1	This subparcel was exclusively residential. This subparcel is available for transfer.
H-55	A	908, D, H, I, and R-26	None	A	2	1	This subparcel was exclusively residential. This subparcel is available for transfer.

TABLE 3 (Continued)

**ENVIRONMENTAL CONDITION OF PROPERTY AREA TYPE CLASSIFICATION RATIONALE
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Sub-Parcel	Parcel	Buildings/IR/SI Sites	UST	Asbestos or Radiation	Previous DoD Category ^b	ECP Area Type Category	Rationale ^c
H-56	A	None	None	None	1	1	This subparcel is undeveloped, and no release (including migration) or disposal of hazardous substances has occurred. This subparcel is available for transfer.
H-57	A	921	None	A	2	1	This subparcel was exclusively residential. This subparcel is available for transfer.
H-OS	A	102, 901, and F/SI-19	None	A	4	4	The overall subparcel classification is category 4. Undeveloped areas and Building 102 are category 1 because no release (including migration) or disposal of hazardous substances has occurred. The areas surrounding Building 901 are category 4 because hazardous substances were stored and released at the site, but response actions are complete. This subparcel is available for transfer.
N-1	A and B	A: 19, 917(d), and 100 B: IR-18	None	None	Overall: 6 (A: 1) (B: 6)	Overall: 6 (A: 1) (B: 6)	The overall subparcel classification is category 6. Most of the area is a paved parking lot. The subparcel area in Parcel A is category 1 because no release (including migration) or disposal of hazardous substances has occurred. Parcel B has been fully characterized; however, remedial actions have not been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcel B is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).
N-3	A and B	A: Dago Mary's Restaurant (916) B: IR-07 and IR-18	None	None	Overall: 6 (A: 1) (B: 6)	Overall: 6 (A: 1) (B: 6)	The overall subparcel classification is category 6. The subparcel area in Parcel A is category 1 because no release (including migration) or disposal of hazardous substances has occurred. Parcel B has been fully characterized; however, remedial actions have not been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcel B is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).

TABLE 3 (Continued)

**ENVIRONMENTAL CONDITION OF PROPERTY AREA TYPE CLASSIFICATION RATIONALE
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Sub-Parcel	Parcel	Buildings/IR/SI Sites	UST	Asbestos or Radiation	Previous DoD Category ^b	ECP Area Type Category	Rationale ^c
N-17	A and C	A: 101 and 110 C: None	None	None	Overall: 2 (A: 2) (C: 2)	Overall: 2-3 (A: 2-3) (C: 1)	This subparcel contains no IR/SI sites, only office buildings. Hazardous materials were stored in Buildings 101 and 110 but were only used for commercial purposes. No release (including migration) or disposal of hazardous substances has occurred. Petroleum hydrocarbons were detected in groundwater underlying this subparcel at concentrations below action levels. This subparcel is available for transfer.
S-28	A and D	A: None D: 302, 303 (302A), 304, 363, and 366/IR-33 and IR-34	S-304 and S-305	A	6	Overall: 6 (A: 1) (D: 6)	The overall subparcel classification is category 6. The subparcel area in Parcel A is only a paved portion of Spear Avenue and is category 1. Parcel D has been fully characterized; however, remedial actions have not yet been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcel D is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).
S-29	A and D	A: None D: 402, 417, 418, 419, 420, 421, 422 (d), 423 (d), and 424/IR-09 and IR-33	None	A	6	Overall: 6 (A: 1) (D: 6)	The overall subparcel classification is category 6. The subparcel area in Parcel A is only a paved portion of Spear Avenue and is category 1. Parcel D has been fully characterized; however, remedial actions have not yet been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcel D is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).

TABLE 3 (Continued)

**ENVIRONMENTAL CONDITION OF PROPERTY AREA TYPE CLASSIFICATION RATIONALE
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Sub-Parcel	Parcel	Buildings/IR/SI Sites	UST	Asbestos or Radiation	Previous DoD Category ^b	ECP Area Type Category	Rationale ^c
S-30	A, D, and E	A: None D: 401, 404, 435, 436, and 437/IR-37 and IR-66 E: 404A/IR-36	S-435(1) and S-435(2)	A	6	Overall: 6 (A: 1) (D: 6) (E: 6)	The overall subparcel classification is category 6. The subparcel area in Parcel A is only a paved portion of Spear Avenue and is category 1. Parcels D and E have been fully characterized; however, remedial actions have not yet been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcels D and E is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).
S-31	A, D, and E	A: None D: None E: 400 and 405/IR-36	None	A	6	Overall: 6 (A: 1) (D: 6) (E: 6)	The overall subparcel classification is category 6. The subparcel area in Parcel A is only a paved portion of Spear Avenue and is category 1. Parcels D and E have been fully characterized; however, remedial actions have not yet been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcels D and E is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).
S-46	A and E	A: 808 and 821 E: IR-04 and IR-56	None	None	6	Overall: 1 (A: 1) (E: 6)	The overall subparcel classification is category 1. Hazardous substances were stored at Building 808, but no release (including migration) or disposal of hazardous substances has occurred. Parcel E has been fully characterized; however, a final remedy has not been selected and remedial actions have not yet been implemented. The portion of this subparcel in Parcel A is available for transfer. The portion of this subparcel in Parcel E is only available for transfer by covenant deferral as found in CERCLA 120(h)(3)(C).
S-47	A	813, 819, and 823/SI-77	S-812	None	4	2-3	UST-812 was removed, and petroleum hydrocarbons were not detected at the former UST site at concentrations above action levels. This subparcel is available for transfer.

TABLE 3 (Continued)

**ENVIRONMENTAL CONDITION OF PROPERTY AREA TYPE CLASSIFICATION RATIONALE
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

- a Source: Table 7-1 of the Tetra Tech EM Inc. document "Basewide Environmental Baseline Survey, Revision 01, Hunters Point Shipyard, San Francisco, California," dated September 4, 1998.
- b Categorization presented in the draft Parcel A finding of suitability to transfer, based on the 1993 DoD document titled "Standard Classification of Environmental Condition of Property Area Types."
- c IR/SI sites may be in one or more parcels or subparcels. The rationale for any one subparcel pertains to the areas of IR/SI sites contained within that subparcel only. DoD ECP categories within subparcels may differ, but the most conservative category identified in the subparcel is assumed as the overall subparcel category.

Notes:

A Asbestos
CERCLA Comprehensive Environmental Response, Compensation, and Liability Act of 1980
(d) Demolished
DoD Department of Defense
ECP Environmental condition of property
IR Installation restoration
SI Site inspection
UST Underground storage tank

TABLE 4

**ENVIRONMENTAL FACTORS/RESOURCES CONSIDERED
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Property Classification Factors (Section 5.1)	Status of Factor Requires a Deed Restriction?
Hazardous Wastes/Petroleum Wastes	Yes
Installation Restoration Program and Areas of Concern	No
Aboveground Storage Tanks	No
Underground Storage Tanks	No
Hydrant Fueling/Piping Systems	No
Other Tanks	No
Sanitary Sewer System	No
Oil-Water Separators	No
Septic Tank Systems	No
Silver Recovery Systems	No
Pesticides/Herbicides	No
Ordnance	No
Medical/Biohazardous Wastes	No
Radioactive and Mixed Wastes	No
Mercury	No
Other	No
Other Related Factors (Section 5.2)	Transfer Would Impact Deed Restrictions?
Asbestos	No
Lead-Based Paint	No
Polychlorinated Biphenyls	No
Radon	No
Drinking Water Quality	No
Indoor Air Quality	No
Transportation	No
Wastewater	No
Energy	No
Solid Waste	No
Threatened/Endangered Species	No
Sensitive Habitat	No
Outdoor Air Quality	No
Air Conformity/Air Permits	No
Wetlands	No
Flood Plains	No
Historic Properties	No
Archaeological/Prehistoric/Native American	No
Paleontological	No
Prime/Unique Farmlands	No

*Each subject with a "Yes" response is explained in Section 5.0

TABLE 5

**SUMMARY OF SITE INSPECTION RESULTS FOR PARCEL A SITES
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Site Description	SI Designation	Constituents Detected During Site Inspections	Risk Assessment Results
Building 901 Parking Meridians	SI-19	SVOCs Pesticides PCBs Petroleum hydrocarbons Metals	Soil characterized during the investigation by excavation ^a was replaced with clean soil. Soils remaining do not pose a threat to human health or the environment.
Buildings 816 and 818	SI-41	VOCs SVOCs Petroleum hydrocarbons Metals	Soil characterized during the investigation by excavation ^a was replaced with clean soil. Soils remaining do not pose a threat to human health or the environment.
Former Building 906	SI-43	VOCs SVOCs Pesticides Herbicides PCBs Petroleum hydrocarbons Metals	Soil characterized during the investigation by excavation ^a was replaced with clean soil. Soils remaining do not pose a threat to human health or the environment.
Steam Lines	SI-45	No contamination was found.	No threat to human health or the environment.
Storm Drains and Sanitary Sewer System	SI-50	Pesticides Herbicides	No threat to human health or the environment.
Transformers	SI-51	No contamination was found.	No threat to human health or the environment.
UST S-812	SI-77	VOCs SVOCs Petroleum hydrocarbons Metals	No threat to human health or the environment.

Notes:

- a An investigation technique combining soil excavation and site characterization.
VOC Volatile organic compound
SI Site inspection
SVOC Semivolatile organic compound
PCB Polychlorinated biphenyl
UST Underground storage tank

TABLE 6

**HAZARDOUS MATERIALS INVENTORY INFORMATION 1942 TO 1995^a
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building	Past Navy Use	Hazardous Materials Stored^b
100	Main Electrical Substation	Transformers and batteries
101	Reproduction Department and Administrative Office	Hydrogen peroxide, ammonia, and photo-developer solutions and various chemicals washed off print paper
322	Naval Radiological Defense Laboratory Annex, Marine Guard, and Pass Office	Unknown
808	Industrial Storehouse	JP-5, paints and primers, coatings, various paints, epoxy, batteries, waste oil, ethylene glycol, sodium chlorate/benzium peroxide, dichloroethane
813	Supply, Storehouse, and Offices	Paints, solvents, flammable liquids, oil, and other print shop chemicals
816	Naval Radiological Defense Laboratory	Liquid waste, pine tar, oil, styrene (Building 816 only)
818	Chlorinating Plant	Nonflammable and chlorine gas
819	Sewage Pump Station A	Oils and paint
821	X-Ray Shield Facility Substation	Compressed gases
901	Commissioned Officers' Mess	White powder, asbestos, gas cylinder, cleaner, paint, and sandblast filling
906	Gardening Tool House	Pesticides

^a Source: Table 3-2A of the Tetra Tech EM Inc. document "Basewide Environmental Baseline Survey, Revision 01, Hunters Point Shipyard, San Francisco, California," dated September 4, 1998

^b Quantities of hazardous materials were not recorded.

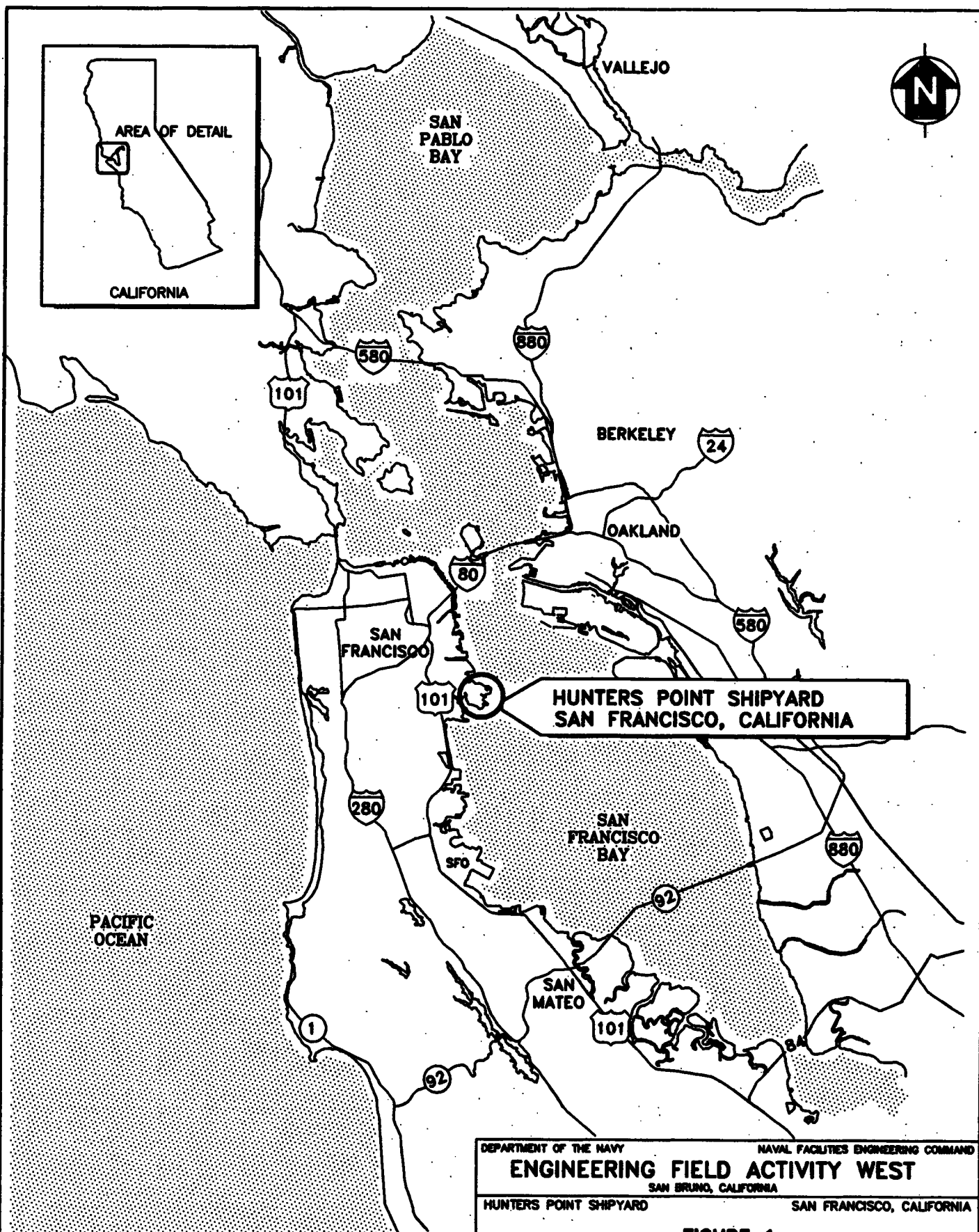
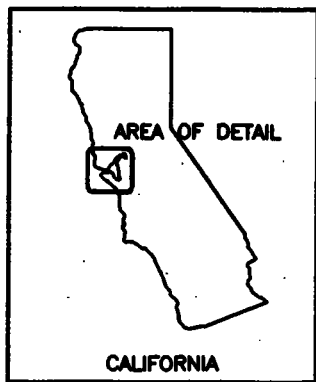
TABLE 7

**HAZARDOUS MATERIALS INVENTORY DURING THE 1997 NAVY TENANT SURVEY^a
FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD**

Building	Tenant	Hazardous Material	Estimated Quantity^b (kilograms)
Building 101	J. Terzian (artisan)	Paints	1,375
		Solvents	577.3
		Petroleum hydrocarbons	114.6
		Adhesives/sealants	98
		Aerosol sprays, miscellaneous	6.8
		Photochemical solutions	95
		Stains, water-based	10.2
		WD-40	0.57
Building 110	J. Terzian (artisan)	Paints	105.6
		Petroleum hydrocarbons	1.7
		Photochemical solutions	34.5
Building 808	Precision Transport	Petroleum hydrocarbons	272
Building 916	Dago Mary's Restaurant	Cleaning products	34.7

^a A detailed description of the 1997 tenant survey is presented in revision 01 of the Tetra Tech EM Inc. document "Basewide Environmental Baseline Survey for Hunters Point Shipyard," dated September 4, 1998.

^b Quantities of hazardous materials and petroleum hydrocarbons present at buildings are estimated based on the following assumptions: (1) All substances observed during the tenant survey are hazardous materials, and (2) all hazardous materials are pure substances.



SOURCE: PRC EM (SF)

DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
ENGINEERING FIELD ACTIVITY WEST
SAN BRUNO, CALIFORNIA
HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA

FIGURE 1

**SITE LOCATION MAP
HUNTERS POINT SHIPYARD**

KCHSE(089-012) HPMAP.DWG - 10/22/88 - PLOT 1=1 REV. 012

PARCEL "A" - 86.005 ac.

WEST PORTION

COURSE	BEARING	DISTANCE	CURVE DATA
POB	Y= 452,514.793		
	X= 1,456,803.195		
1	N36°57'40"E	139.90'	
2	N53°23'01"W	34.19'	
3	N36°40'25"E	599.49'	
4	S53°19'35"E	664.03'	
5	N36°40'25"E	319.20'	
6	S53°19'35"E	632.42'	
7	CHORD BEARING & DIST.		R=105.00' L= 69.24' Δ=37°47'02"
	S55°33'56"W	67.99'	
8	S15°32'33"E	50.00'	
9	CHORD BEARING & DIST.		R= 20.00' L= 16.92' Δ=48°28'07"
	S81°18'30"E	16.42'	
10	S36°40'25"W	398.85'	
11	N64°13'49"W	22.16'	
12	S25°46'11"W	157.92'	
13	N65°34'26"W	700.00'	
14	N74°44'41"W	80.32'	
15	N70°12'32"W	172.10'	
16	N79°21'26"W	422.40'	

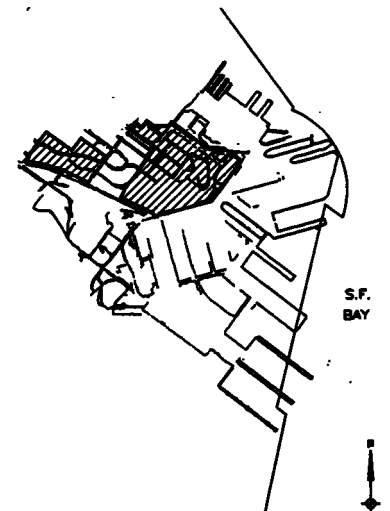
EAST PORTION

PT.	BEARING	DISTANCE
POB	Y= 451,751.746	
	X= 1,458,750.006	
18	N25°46'11"E	174.63'
19	N36°38'32"E	890.21'
20	N53°21'28"W	48.00'
21	N36°49'35"E	206.88'
22	N53°19'35"W	641.24'
23	N36°40'25"E	40.00'
24	S53°19'35"E	32.00'
25	N36°40'25"E	139.32'
26	S52°45'54"E	73.43'
27	S37°50'03"W	31.29'
28	S53°11'35"E	73.75'
29	N36°28'56"E	24.82'
30	S52°58'26"E	27.11'
31	N36°42'09"E	170.89'
32	S53°17'51"E	187.81'
33	S88°59'42"E	293.25'
34	N36°39'20"E	116.63'
35	S53°15'09"E	877.80'
36	S86°18'33"E	400.18'
37	S53°19'06"E	429.39'
38	S36°32'34"W	1044.59'
39	S74°46'55"W	1242.26'
40	N15°13'05"W	75.00'
41	N64°10'12"W	742.30'

RAD. = 105.00'
DELTA = 37°47'02"
L = 69.24'
CB = S55°33'56"W
DIST. = 67.99'

RAD. = 20.00'
DELTA = 48°28'07"
L = 16.92'
CB = S81°18'30"E
DIST. = 16.42'

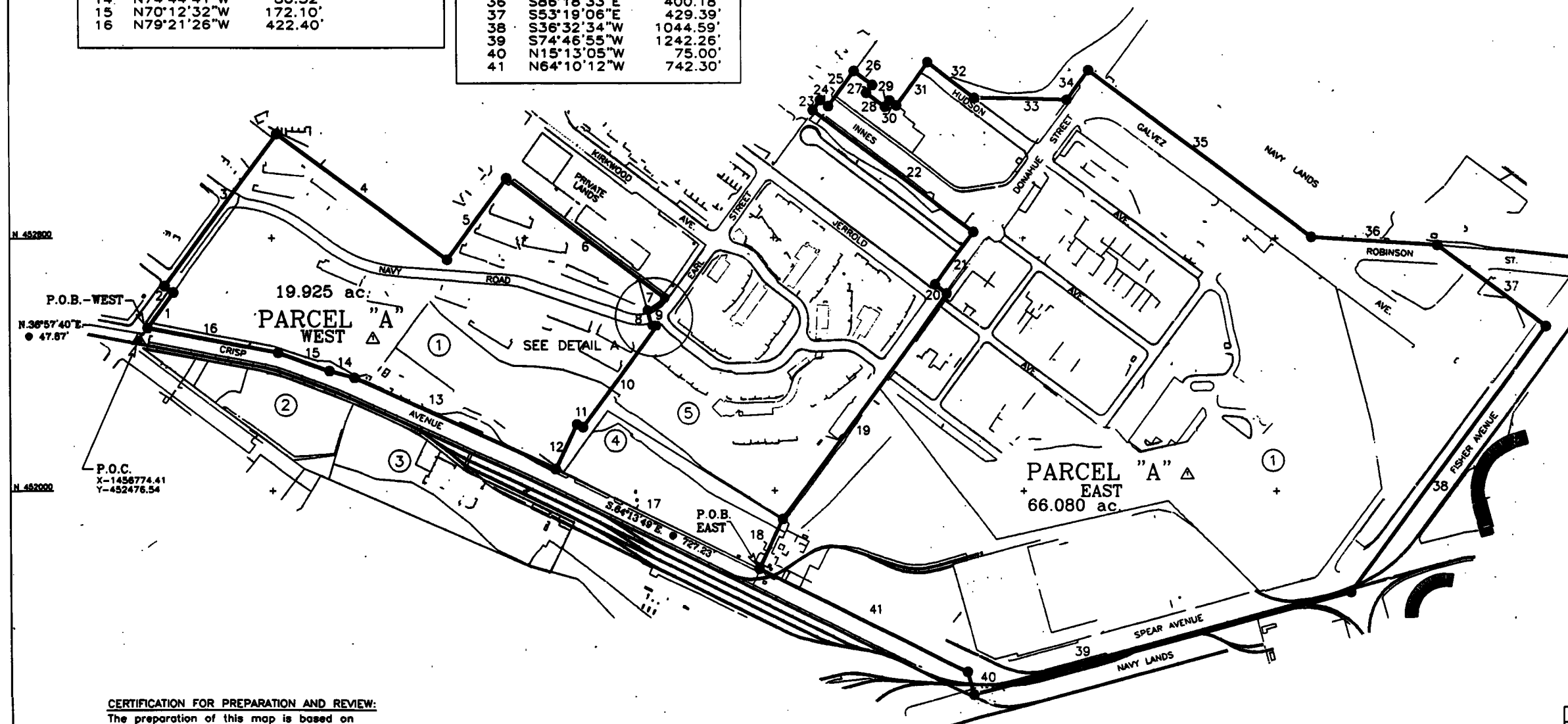
DETAIL A
1"=50'



AREA MAP

REFERENCES

- ① U.S. NAVY - PARCEL "A"
- ② E134/896 7/14/81 NON-NAVY
- ③ C562/582 4/07/78 NON-NAVY
- ④ D767/1051 12/24/84 NON-NAVY
- ⑤ D078/861 10/09/80 NON-NAVY



- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
RAIL ROAD
PARCEL BOUNDARY
PARCEL BOUNDARY CORNER

LEGEND

FIGURE 2

CERTIFICATION FOR PREPARATION AND REVIEW:

The preparation of this map is based on certain recorded documents as mentioned herein and analytical data derived from surveys and field control for photogrammetrical mapping projects which are within the national mapping standards.

Michael S. Mahoney, L.S. 5577
Manager, Survey & Mapping Branch
Department of the Navy
Engineering Field Activity, West
San Bruno, CA. 94066

BASIS OF BEARING:

This map is a Jan., 1999 revision of EFA WEST drwg.no.C-104374, first submitted Aug., 1996. The bearings and distances, derived from boundary lines as described in CIVIL ACTION No.36272, have been rotated and adjusted to conformance with the NAVY Record of Survey by Focal Point Surveying/Engineering, Inc., in 1997. Survey based on Calif.Coordinate System Zone 3-NAD 27.

REV. BY	DATE	DESCRIPTION OF AMENDMENT OR CORRECTION	DATE	APPROVAL
NO.	AND. OR. COR.			
WESTDIV. DWG. No. C-104374		DEPARTMENT OF THE NAVY ENGINEERING FIELD ACTIVITY, WEST SAN BRUNO, CALIFORNIA		
HUNTERS POINT SHIPYARD SAN FRANCISCO CALIFORNIA		BOUNDARY MAP PARCEL "A"		
SCALE 1"=500'		NAVYNO. DWG. No.		
DATE 10/10/99		SHEET 1 OF 1		

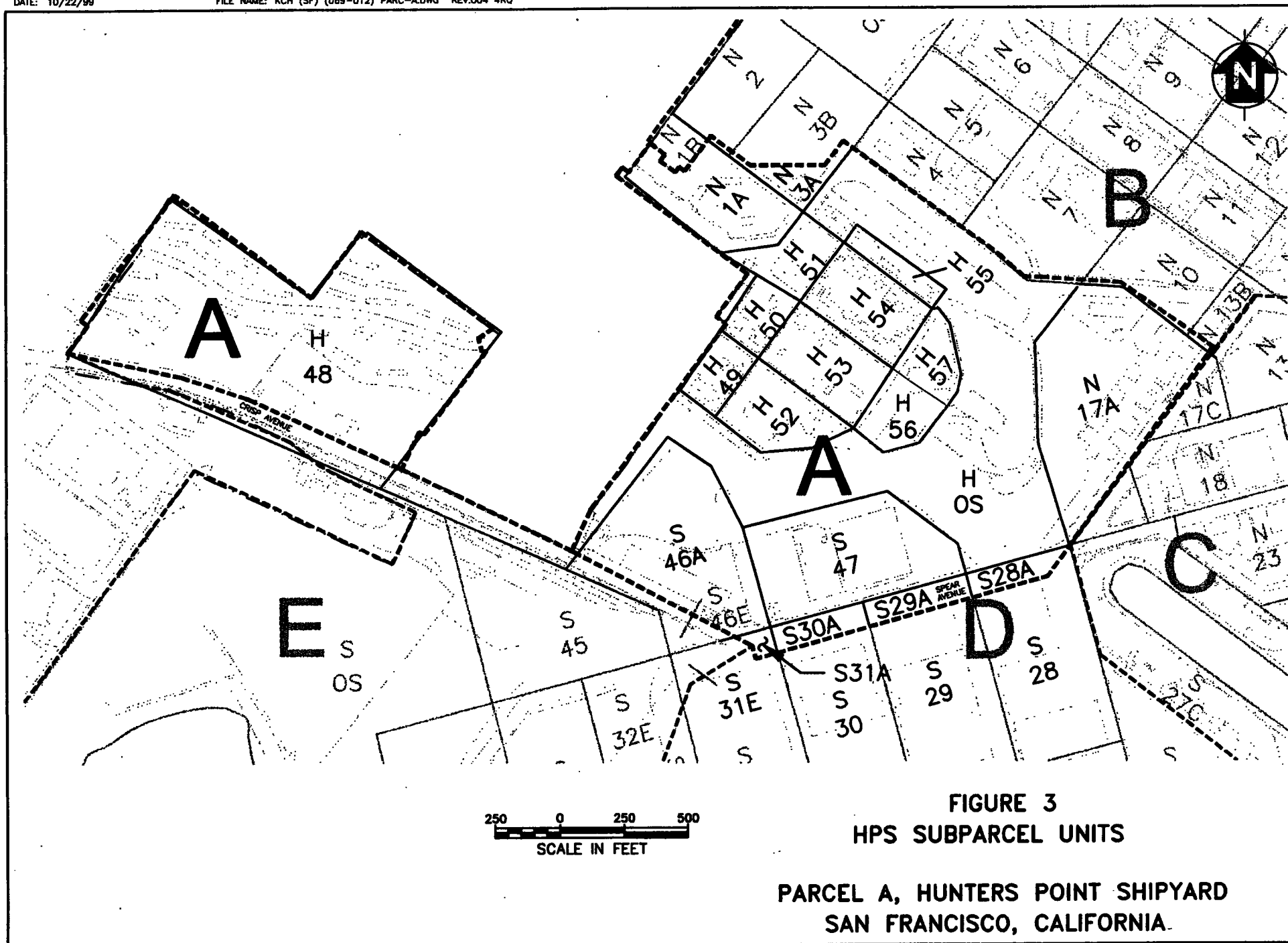









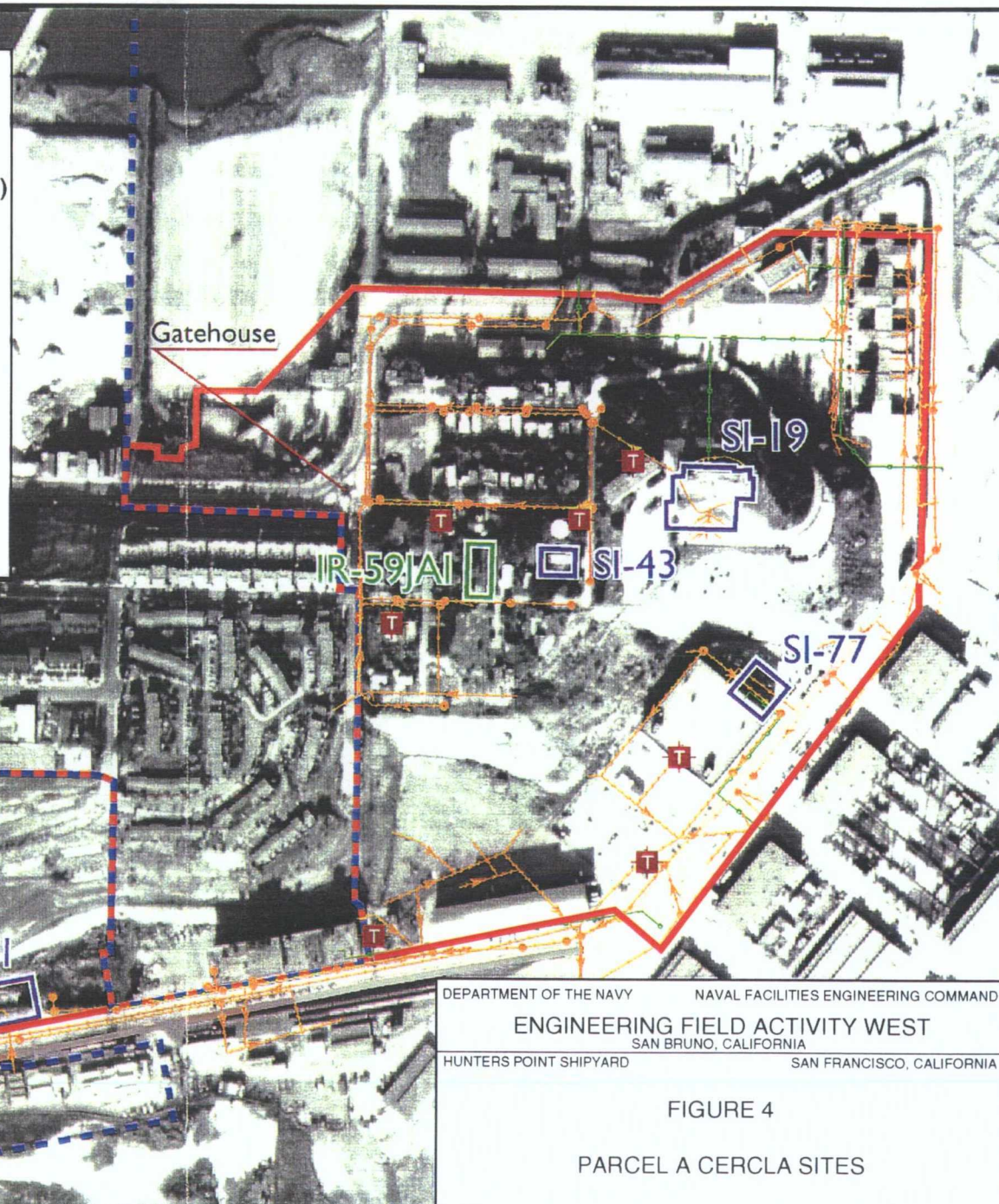
FIGURE 3
HPS SUBPARCEL UNITS

PARCEL A, HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA.

LEGEND

-  Sanitary and storm sewer systems (SI-50)
-  Steamline system (SI-45)
-  Transformer site (SI-51)
-  Installation restoration (IR) site
-  Site inspection (SI) site
-  Parcel A boundary
-  Facility boundary

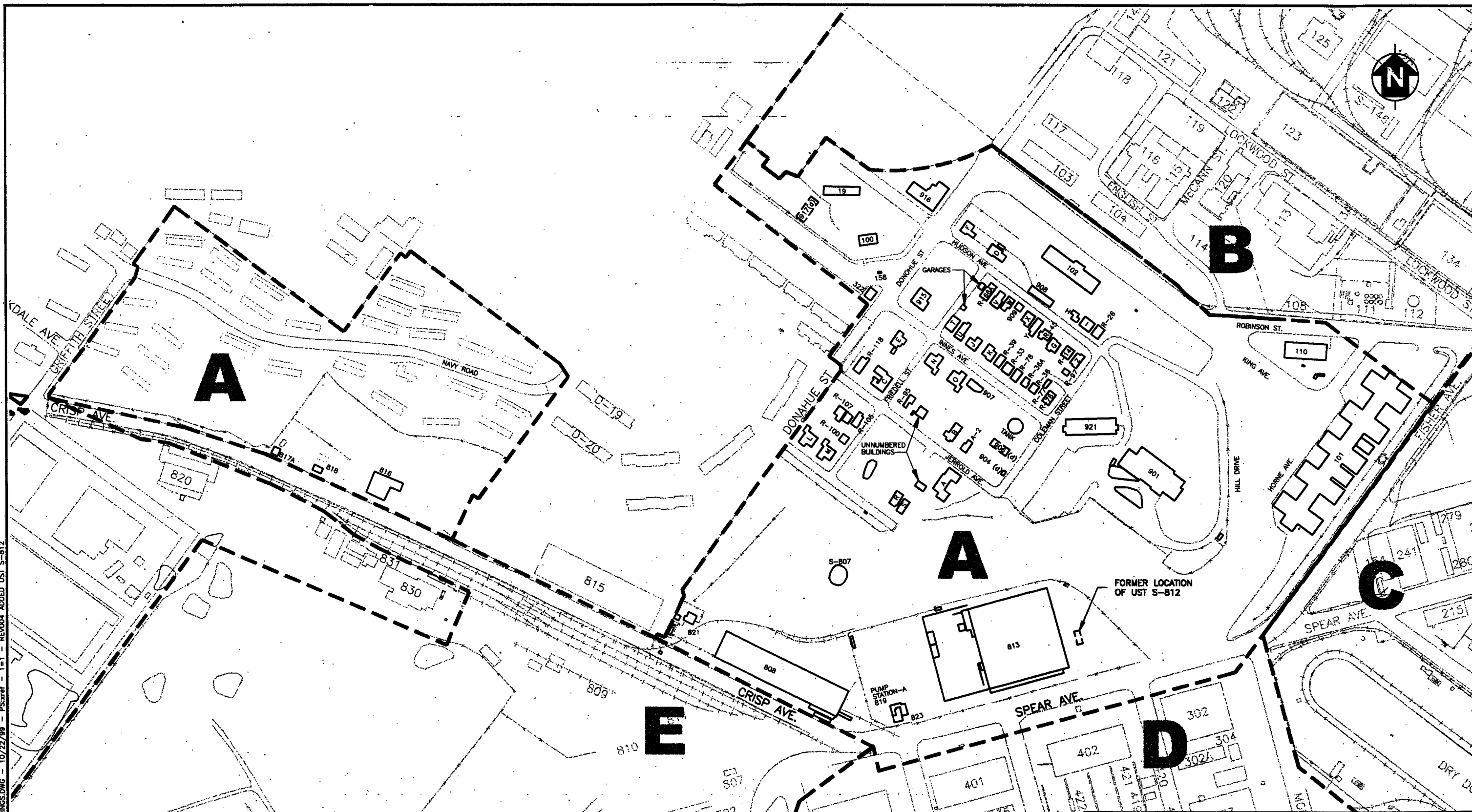
Note: An additional site, IR-59 groundwater, underlies the entire parcel and is *not* shown



DEPARTMENT OF THE NAVY NAVAL FACILITIES ENGINEERING COMMAND
 ENGINEERING FIELD ACTIVITY WEST
 SAN BRUNO, CALIFORNIA
 HUNTERS POINT SHIPYARD SAN FRANCISCO, CALIFORNIA

FIGURE 4
 PARCEL A CERCLA SITES

KCH (SF) (069-012) PARCEL BUILDINGS.DWG - 10/22/99 - PS:ref - 1=1 - REV004 ADDED UST S-812



150 0 150 300
SCALE: 1"= 300

NOTE: PARCEL F IS OFFSHORE AREA OF HPS

Legend
----- PARCEL BOUNDARY

DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY WEST
SAN BRUNO, CALIFORNIA
HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA

Figure 5
Parcel A
Hunters Point Shipyard
San Francisco, California

ATTACHMENT 1

**PARCEL A LEGAL DESCRIPTION
(5 pages)**

LEGAL DESCRIPTION

PARCEL "A" (HUNTER'S POINT NAVAL SHIPYARD)

TWO PARCELS OF LAND LYING IN THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, SAID PARCELS BEING A PORTION OF THE HUNTER'S POINT NAVAL SHIPYARD, SAN FRANCISCO, CALIFORNIA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST PORTION

COMMENCING FOR A POINT OF REFERENCE ON THE SOUTHEASTERLY BOUNDARY LINE OF GRIFFITH STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON APRIL 15, 1867 IN BOOK 2A AND B OF MAPS, PAGE 39, AT A POINT REFERENCED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP TAGGED "L.S.6025" MARKING THE SOUTHWESTERLY CORNER OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM THE SOUTHERN PACIFIC COMPANY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.22197 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION ON NOVEMBER 9, 1942 AND ALSO FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON APRIL 20, 1943 IN BOOK B 3974, PAGE 116, SAID POINT HAVING CALIFORNIA STATE PLANE ZONE 3 COORDINATES OF X= 1,456,774.41, Y= 452,476.54; THENCE LEAVING SAID POINT NORTH 36°57'40" EAST, 47.87 FEET TO THE TRUE POINT OF BEGINNING;

- (1) THENCE, ALONG SAID SOUTHEASTERLY BOUNDARY LINE OF GRIFFITH STREET AND THE WESTERLY BOUNDARY LINE OF SAID LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM THE SOUTHERN PACIFIC COMPANY, ET AL, AS DESCRIBED IN FINAL JUDGEMENT OF CIVIL ACTION NO.22197 AND THE WESTERLY BOUNDARY OF LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM THE NICH J.SUTTICH, ET AL, AS DESCRIBED IN FINAL JUDGEMENT OF CIVIL ACTION NO.22363-R FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, NOVEMBER 9, 1942 AND ALSO FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON NOVEMBER 23, 1942 IN BOOK B 3928, PAGE 331, NORTH 36°57'40" EAST, 139.90 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF OAKDALE AVENUE;
- (2) THENCE, ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF OAKDALE AVENUE AND THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L.HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, NORTH 53°23'01" WEST, 34.19 FEET TO THE CENTERLINE OF GRIFFITH STREET WHICH IS 0.86 FEET WEST OF A U.S.N. MONUMENT BEING A 3-1/2 INCH BRONZE DISK IN CASTING;
- (3) THENCE, ALONG THE CENTERLINE OF SAID GRIFFITH STREET BEING THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L.HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957,

NORTH 36°40'25" EAST, 599.49 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF MCKINNON AVENUE;

- (4) THENCE, ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF MCKINNON AVENUE, BEING THE NORTHERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L.HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, SOUTH 53°19'35" EAST, 664.03 FEET TO THE CENTERLINE OF FITCH STREET;
- (5) THENCE, ALONG THE CENTERLINE OF SAID FITCH STREET, BEING THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L.HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, NORTH 36°40'25" EAST, 319.20 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF LASALLE AVENUE AND THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SAN FRANCISCO HOUSING AUTHORITY BY QUITCLAIM DEED RECORDED IN BOOK C459, PAGE 672, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON OCTOBER 26, 1977;
- (6) THENCE, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LASALLE AVENUE, SOUTH 53°19'35" EAST, 632.42 FEET TO THE EASTERLY LINE OF BLOCK 234 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON APRIL 15, 1867 IN BOOK 2A AND B OF MAPS, PAGE 39, AND THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON OCTOBER 9, 1980;
- (7) THENCE, ALONG THE SAID WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, ON OCTOBER 9, 1980, A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET AND THROUGH A CENTRAL ANGLE OF 37°42'02" AN ARC DISTANCE OF 69.24 FEET (FROM THE POINT OF CURVATURE, THE CHORD BEARING IS SOUTH 55°33'56" WEST, 67.99 FEET);
- (8) THENCE, LEAVING SAID CURVE NON-TANGENTIALLY AND CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, ON OCTOBER 9, 1980, SOUTH 15°32'33" EAST, 50.00 FEET;
- (9) THENCE, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, ON OCTOBER 9, 1980, A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND THROUGH A CENTRAL ANGLE OF 48°28'07" AN ARC DISTANCE OF 16.92 FEET (FROM THE POINT OF CURVATURE, THE CHORD BEARING IS SOUTH 81°18'30" EAST, 16.42 FEET);

- (10) THENCE, LEAVING SAID CURVE NON-TANGENTIALLY AND CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, ON OCTOBER 9, 1980, AND THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CRISP BUILDING, INC., BY QUITCLAIM DEED RECORDED IN BOOK D767, IMAGE 1051, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON DECEMBER 24, 1984, SOUTH 36°40'25" WEST, 398.85 FEET TO THE CENTERLINE OF EARL STREET;
- (11) THENCE, CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND CONVEYED TO CRISP BUILDING, INC., BY QUITCLAIM DEED RECORDED IN BOOK D767, IMAGE 1051 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON DECEMBER 24, 1984, NORTH 64°13'49" WEST, 22.16 FEET;
- (12) THENCE, CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL OF LAND CONVEYED TO CRISP BUILDING, INC., BY QUITCLAIM DEED RECORDED IN BOOK D767, IMAGE 1051, IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON DECEMBER 24, 1984, SOUTH 25°46'11" WEST, 157.92 FEET;
- (13) THENCE, NORTH 65°34'26" WEST, 700.00 FEET;
- (14) THENCE, NORTH 74°44'41" WEST, 80.32 FEET;
- (15) THENCE, NORTH 70°12'32" WEST, 172.10 FEET;
- (16) THENCE, NORTH 79°21'26" WEST, 422.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.925 ACRES OF LAND MORE OR LESS.

PARCEL "A" - Continued
EAST PORTION

COMMENCING FOR A POINT OF REFERENCE ON THE SOUTHEASTERLY BOUNDARY LINE OF GRIFFITH STREET AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SOUTH SAN FRANCISCO HOMESTEAD AND RAILROAD ASSOCIATION" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON APRIL 15, 1867 IN BOOK 2A AND B OF MAPS, PAGE 39, AT A POINT REFERENCED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP TAGGED "L.S.6025" MARKING THE SOUTHWESTERLY CORNER OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM THE SOUTHERN PACIFIC COMPANY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO.22197 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION ON NOVEMBER 9, 1942 AND ALSO FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO ON APRIL 20, 1943 IN BOOK B 3974, PAGE 116, SAID POINT HAVING CALIFORNIA STATE PLANE ZONE 3 COORDINATES OF X= 1,456,774.41, Y= 452,476.54; THENCE, LEAVING SAID POINT NORTH 36°57'40" EAST, 47.87 FEET; THENCE, SOUTH 79°21'26" EAST, 422.40 FEET; THENCE SOUTH 70°12'32" EAST, 172.10 FEET; THENCE, SOUTH 74°44'41" EAST, 80.32 FEET; THENCE SOUTH 65°34'26" EAST, 700.00 FEET; THENCE, SOUTH 64°13'49" EAST, 727.23 FEET TO THE TRUE POINT OF BEGINNING;

- (18) THENCE, CONTINUING ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND CONVEYED TO CRISP BUILDING, INC., BY QUITCLAIM DEED RECORDED IN BOOK D767, IMAGE 1051 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON DECEMBER 24, 1984, NORTH 25°46'11" EAST, 174.63 FEET;

- (19) THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND CONVEYED TO CRISP BUILDING, INC., BY QUITCLAIM DEED RECORDED IN BOOK D767, IMAGE 1051 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON DECEMBER 24, 1984, AND THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON OCTOBER 9, 1980, NORTH 36°38'32" EAST, 890.21 FEET;
- (20) THENCE, ALONG SAID EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON OCTOBER 9, 1980, NORTH 53°21'28" WEST, 48.00 FEET;
- (21) THENCE, ALONG SAID EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY ON OCTOBER 9, 1980, NORTH 36°49'35" EAST, 206.88 FEET TO THE SOUTHWESTERLY BOUNDARY OF INNES AVENUE;
- (22) THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO BY QUITCLAIM DEED RECORDED IN BOOK D078, PAGE 861 IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, ON OCTOBER 9, 1980, ALSO BEING THE SOUTHWESTERLY BOUNDARY LINE OF INNES AVENUE, NORTH 53°19'35" WEST, 641.24 FEET, TO THE CENTERLINE OF EARL STREET;
- (23) THENCE, ALONG THE CENTERLINE OF EARL STREET, BEING THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L. HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO. 36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, NORTH 36°40'25" EAST, 40.00 FEET, TO THE CENTERLINE OF INNES AVENUE;
- (24) THENCE, ALONG SAID CENTERLINE OF INNES AVENUE AND THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L. HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO. 36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, SOUTH 53°19'35" EAST, 32.00 FEET, TO THE EASTERLY BOUNDARY LINE OF EARL STREET;
- (25) THENCE, ALONG SAID EASTERLY BOUNDARY LINE OF EARL STREET BEING THE WESTERLY BOUNDARY LINE OF THOSE LANDS ACQUIRED BY THE UNITED STATES OF AMERICA FROM CHARLES L. HARNEY, ET AL, AS DESCRIBED IN THE FINAL JUDGEMENT OF CIVIL ACTION NO. 36272 FILED IN THE DISTRICT COURT OF THE UNITED STATES IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA, SOUTHERN DIVISION, ON MARCH 27, 1957, NORTH 36°40'25" EAST, 139.32 FEET;
- (26) THENCE, LEAVING SAID EASTERLY BOUNDARY LINE OF EARL STREET AND ALONG AN EXISTING CYCLONE FENCE LINE, SOUTH 52°45'54" EAST, 73.43 FEET, TO AN ANGLE POINT ON SAID FENCE;

- (27) THENCE, ALONG SAID FENCE LINE, SOUTH 37°50'03" WEST, 31.29 FEET, TO AN ANGLE POINT ON SAID FENCE;
- (28) THENCE, CONTINUING ALONG SAID FENCELINE, SOUTH 53°11'35" EAST, 73.75 FEET, TO A POINT ON SAID FENCE LINE;
- (29) THENCE, NORTH 36°28'56" EAST, 24.82 FEET;
- (30) THENCE, SOUTH 52°58'26" EAST, 27.11 FEET;
- (31) THENCE, NORTH 36°42'09" EAST, 170.89 FEET;
- (32) THENCE, SOUTH 53°17'51" EAST, 187.81 FEET, TO A POINT ALONG BACK OF CURB;
- (33) THENCE, SOUTH 88°59'42" EAST, 293.25 FEET;
- (34) THENCE, NORTH 36°39'20" EAST, 116.63 FEET, TO A POINT OF INTERSECTION WITH THE NORTH FACE OF CURB LINE OF GALVEZ/KING AVENUE AND THE NORTHWESTERLY LINE OF DONAHUE STREET;
- (35) THENCE, ALONG THE FACE OF CURB OF GALVEZ/KING AVENUE, SOUTH 53°15'09" EAST, 877.80 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY FACE OF CURB LINE OF ROBINSON STREET;
- (36) THENCE, ALONG SAID NORTHERLY FACE OF CURB LINE OF ROBINSON STREET, SOUTH 86°18'33" EAST, 400.18 FEET;
- (37) THENCE, LEAVING SAID NORTHERLY FACE OF CURB LINE OF ROBINSON STREET, SOUTH 53°19'06" EAST, 429.39 FEET, TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY FACE OF CURB LINE OF FISHER STREET, ALSO BEING THE EDGE OF PAVEMENT;
- (38) THENCE, SOUTH ALONG SAID NORTHERLY FACE OF CURB LINE OF FISHER STREET, SOUTH 36°32'34" WEST, 1044.59 FEET;
- (39) THENCE, SOUTH 74°46'55" WEST, 1242.26 FEET;
- (40) THENCE, NORTH 15°13'05" WEST, 75.00 FEET;
- (41) THENCE, NORTH 64°10'12" WEST, 742.30 FEET, TO THE POINT OF BEGINNING AND CONTAINING 66.080 ACRES OF LAND MORE OR LESS.

BEARINGS AND COORDINATES ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (LAMBERT CONFORMAL PROJECTION), ZONE 3 - NAD 27.

ALL AS SHOWN ON NAVY DRAWING EFA WEST # C-104374 ENTITLED "BOUNDARY MAP, PARCEL "A", HUNTERS POINT SHIPYARD, SAN FRANCISCO, CALIFORNIA, ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTIONS

APPROVED BY CADASTRAL	
Mike Mahoney, PLS	
1-21-99	
NAME	DATE

ATTACHMENT 2

**REVISED RESPONSE TO AGENCY COMMENTS ON THE
DRAFT FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A,
DATED NOVEMBER 6, 1998
(8 pages)**

**REVISED RESPONSE TO AGENCY COMMENTS
DRAFT FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A
HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA**

This document presents the U.S. Department of the Navy's (Navy) revised responses to comments from the regulatory agencies and the City and County of San Francisco Department of Public Health (SFDPH) on the draft finding of suitability to transfer (FOST) for Parcel A at Hunters Point Shipyard (HPS), dated June 24, 1996. The comments addressed in this document were received from the U.S. Environmental Protection Agency (EPA) on July 24, 1996; the California Department of Toxic Substances Control (DTSC) on July 24, 1996; and SFDPH on July 25 and November 14, 1996. The original Navy responses were submitted to EPA, DTSC, and the SFDPH on June 3, 1998. At the request of the SFDPH, responses to several SFDPH comments pertaining to lead-based paint have been revised; responses to EPA and DTSC comments are unchanged. The revised responses to the SFDPH comments were developed by EPA and the Navy in a collaborative process.

RESPONSE TO COMMENTS FROM EPA

- 1. Comment:** Please provide the legal description for Parcel A and a figure showing property boundaries.

Response: The legal description will be included as Attachment 1 of the draft final Parcel A FOST. The property boundaries will be shown on Figure 1 of the draft final Parcel A FOST.
- 2. Comment:** Include a figure showing all subparcels and designating where subparcels N-1A, N-3A and S-46A lie.

Response: Figure 2 will be updated to show subparcels N-1A, N-3A, N-17A, and S-46A.
- 3. Comment:** Include a figure that overlays Figure 3 from the Parcel A Record of Decision (ROD), which shows SI and IR sites, with Figure 2 from the Parcel A FOST so that it is evident that the boundaries and subparcel category designations are correctly assigned.

Response: A mylar figure will be prepared to overlie Figure 2. The overlay will show the locations of the site inspection (SI) and installation restoration (IR) sites in Parcel A. The scale for Figure 2 will be changed to better depict Parcel A and more closely match Figure 3.

4. **Comment:** Section 7.0 states that the deed for transfer will contain the notice required by CERCLA Section 120(h)(1), which provides notification of past storage. Please clarify whether the list provided in Section 7 is intended to provide notification of these substances. Please identify the location (EBS or FOST) where the list of substances can be found. Note that the list of substances should provide quantities stored, where known.

Response: The Navy will provide language to comply with CERCLA 120(h) in the appropriate transfer documents. Section 6.0 of the draft Parcel A FOST discusses the notice of hazardous substances at Parcel A. Table 5 of the draft Parcel A FOST presents a list of hazardous substances found at Parcel A. Section 6.0 and Table 5 of the draft final Parcel A FOST will be updated to include information presented in the basewide environmental baseline survey (EBS), Revision 01, dated May 1, 1998. In addition, Table 6 will be added to the draft final Parcel A FOST. Table 6 will present a list of hazardous substances (and estimated quantities) found at Parcel A during a 1997 survey of Navy tenants. Quantities of hazardous substances were not recorded during previous surveys of Parcel A. The last sentence of Section 6.0 will be changed for clarification to state that "No information is available as to the quantities or length of time these substances were stored at Parcel A."

5. **Comment:** EPA is currently drafting a letter to the Navy that references the Record of Decision for Parcel A as being the decision document which demonstrates that the Navy has complied with CERCLA Section 120(h)(3). The ROD documents that all necessary remedial actions have been taken at the site.

Response: The Navy was notified in April 1998 that EPA had changed its position and would not submit a letter to the Navy designating the Parcel A Record of Decision (ROD) as the decision document that demonstrates that the Navy has complied with CERCLA Section 120(h)(3) and has taken all necessary remedial actions. EPA instead requested revision of Section 3.0 of the draft final Parcel A FOST to include this concurrence statement.

RESPONSE TO COMMENTS FROM DTSC

Specific Comments

1. **Comment:** Page 2, Section 4.0, National Environmental Policy Act (NEPA) Compliance

This section indicates that a joint Environmental Impact Statement (EIS)/Environmental Impact Report (EIR) is currently being prepared. When is the anticipated completion date of the EIS/EIR and how will this affect the transfer?

Response: The draft EIS/EIR was submitted on November 14, 1997, and is currently being revised to incorporate public review comments. The EIS/EIR, which supports the transfer of Parcel A, will be completed before the transfer of Parcel A.

2. Comment: Page 2, Section 5.0, Environmental Baseline Survey Findings

Sub-parcels are listed in this section are not shown on the map in Figure 2 nor in the Base-wide Environmental Baseline Survey. This section also states that sub-parcels have been identified (i.e., N-3A) and that they "can be categorized as DOD category 1 property." The DTSC has never received this evaluation and therefore is unable to concur with the findings in this section.

Response: Figure 2 has been updated to show subparcels N-1A, N-3A, N-17A, and S-46A. These subparcels are discussed in Chapter 5 of Revision 01 of the final basewide EBS (see Sections 5.1.1.12, 5.1.1.13, 5.1.1.14, and 5.1.1.15). The Department of Defense Environmental Condition of Property (ECP) area types were designated for complete subparcels to suit the City of San Francisco's reuse plan. The City of San Francisco delineated for the Navy the anticipated shape of the subparcels for reuse purposes. Table 7-1 of Revision 01 of the final basewide EBS lists the buildings and IR sites that are located in each subparcel, as well as the ECP area type and classification rationale for each subparcel. The final basewide EBS was submitted to the regulatory agencies on June 3, 1996; Revision 01 of this document was submitted on May 1, 1998.

3. Comment: Page 4, Section 5.1.3, Storm Drain and Sanitary Sewer System

Are there any remaining contaminated sediments in the storm drain system? Is the Navy going to monitor the storm drain system for hazardous constituents after the transfer?

Response: Sediments in the storm drain system at Parcel A were removed during system maintenance activities between August 1994 and April 1995. This removal is documented in the "Parcel A Storm Drain Monitoring Report" dated May 3, 1996. The Navy will not monitor the storm drain system at Parcel A after the transfer of the property.

3. Comment: Page 6, Section 5.2.2, Lead-Based Paint

The second sentence of this section states that "there are no state or local lead-based paint standards." This sentence should be rewritten because the State of California Department of Health Services does have published lead-based paint standards. Also, will these buildings be demolished after the parcel has been transferred?

Response: The sentence in Section 5.2.2 that states that there are no state standards for lead-based paint will be deleted. The Navy will not demolish any buildings at Parcel A prior to the transfer of Parcel A to the City of San Francisco. The City of San Francisco will be responsible for demolition of any buildings after the transfer of Parcel A.

4. **Comment:** Page 7, Section 6.0, Notice of Hazardous Substances
- The first sentence indicates that the facility was established as an "active" facility in 1974. The word active should be changed to inactive.**
- Response:** The word "active" will be changed to "inactive" in the first sentence of Section 6.0.
5. **Comment:** Page 7, Section 7.0, Additional Deed Contents
- Please reference the 120(h)(3) letter that indicates that all remedial actions have been taken and include it as an attachment to this report.**
- Response:** See response to EPA comment 5.
6. **Comment:** Page 10, Figure 1
- Please include all figures that are part of the report.**
- Response:** All figures are included in the draft final Parcel A FOST.
7. **Comment:** Page 13, Attachment 1
- Please include all attachments that are part of the report.**
- Response:** Attachment 1 to the Parcel A FOST is the legal description of Parcel A and will be included in the draft final Parcel A FOST.

RESPONSE TO COMMENTS FROM SFDPH

1. **Comment:** **We are concerned that there may be lead contamination in the soil surrounding the structures on Parcel A. Has the Navy ever investigated the possibility of lead contamination in the soil surrounding the houses and other structures?**
- Response:** In 1993, the Navy conducted a lead-based paint and soil survey in Parcel A. The results of this survey are documented in the August 1993 Tetra Tech report titled "Lead-Based Paint and Soil Sampling: Parcel 'A' Quarters, Hunters Point Naval Base." This report was sent to the SFDPH on August 22, 1996. Supplemental soil sampling for lead-based paint was conducted in 1997. The results of this supplemental sampling are presented in the March 1998 IT Corporation report titled "Parcel A Supplemental Soil Lead Sampling Report, Hunters Point Shipyard, San Francisco, California." The Navy forwarded a copy of this report to the SFDPH on May 6, 1998.

2. **Comment:** We understand, as stated in Section 5.2.2, that the Navy does not intend to conduct a lead-based paint survey of the residential structures on Parcel A because the City intends to demolish these structures. However, the soil around the structures, which may have been contaminated by lead paint, will be left in place. The area is intended to be developed into residential housing and any lead contamination left in the soil could cause health problems for future residents.

Response: Soil around residential structures on Parcel A was sampled during two lead-based paint surveys described in the 1993 Tetra Tech report and the 1998 IT Corporation report (see response to SFDPH comment 1 above). The surveys were designed according to the guidelines provided in Part II of the Federal Register, June 29, 1992, referred to as the Department of Housing and Urban Development (HUD) Notice of Funding Availability document (NOFA). The results of the two studies demonstrate that the average lead concentration in soil surrounding residential structures on Parcel A is 215 milligrams per kilogram (mg/kg), which is less than the EPA Region IX preliminary remediation goal (PRG) for residential soil of 400 mg/kg.

In addition, the average lead concentration of 215 mg/kg for soil at Parcel A is less than the residential cleanup goal derived for Parcel B of 221 mg/kg; the development of the 221 mg/kg cleanup goal is described in detail in the response to SFDPH November 1996 comment #1 shown below. Because the average Parcel A lead concentration of 215 mg/kg is below the PRG and the Parcel B cleanup goal, the Navy concludes that lead in soil at Parcel A does not pose a health risk to future residents on Parcel A. EPA reviewed the results of the lead-based paint surveys and concurred that the levels of lead in soil at Parcel A are protective of human health and require no further action; this concurrence was documented in a letter to the Navy dated April 27, 1998.

3. **Comment:** We are aware that some lead soil tests were conducted as part of the Site Investigation and Remedial Investigation work on Parcel A. However, we were unable to find any evidence that a comprehensive lead testing program was conducted for the soil around the structures on Parcel A. Please provide us with any information you may have about lead soil testing around the structures or an explanation why lead soil testing was not conducted.

Response: Results of all soil sampling and analyses conducted during the SI and remedial investigation (RI) of Parcel A are reported in the PRC Environmental Management, Inc. (PRC), documents "Draft Final Parcel A SI Report" and "Parcel A RI Report," published in October 1993 and September 1995, respectively. These reports have been reviewed by the regulatory agencies, which concur that soil sampling conducted during the SI and RI adequately characterized the nature and extent of lead and other contaminants at Parcel A.

In addition to soil sampling conducted during the SI and RI, soil around residential structures on Parcel A was sampled during the two lead-based paint surveys described in the 1993 Tetra Tech report and the 1998 IT Corporation report (see response to SFDPH comment 1 above). As described in the response to SFDPH comment 2 above, the results of these surveys demonstrate that levels of lead in soil at Parcel A do not pose a health risk to future residents.

RESPONSE TO SFDPH LETTER DATED NOVEMBER 14, 1996, REGARDING THE REPORT TITLED "LEAD-BASED PAINT AND SOIL SAMPLING: PARCEL 'A' QUARTERS"

1. **Comment:** Our primary concern is that eight of thirty-four sample results exceed the Navy's human health risk assessment screening value for future residential areas. This screening value of 221 ppm lead is currently being used for Parcels B through F. Since Parcel A is the one area of the Shipyard dedicated to residential development, it should meet the criteria for the most protective human health risk assessment levels for residential areas, in this case, 221 ppm lead. Explain how the results that are above 221 ppm are protective of human health or are not of concern.

Response: The lead soil data used to prepare the Parcel A human health risk assessment were screened against the 1995 EPA Region IX PRG for residential soil of 400 mg/kg. This PRG was calculated using EPA's 1994 Integrate Exposure Uptake Biokinetic Model (IEUBK Model) and addresses potential exposure to lead from the following pathways: dermal contact with soil; inhalation of dust; and ingestion of soil and drinking water. Based on the results of the Parcel A human health risk assessment and the RI, a no-action ROD was signed in November 1995 for Parcel A.

In 1996, the health-based cleanup goal for lead at Parcel B was developed using the EPA's IEUBK Model. For Parcel B, human health exposure pathways evaluated using the IEUBK Model consisted of dermal contact with soil; inhalation of dust; and ingestion of soil and drinking water. In addition, exposure to lead through the ingestion of homegrown produce was also evaluated during the Parcel B risk assessment at the request of HPS community members. The health-based cleanup goal for lead in soil at Parcel B calculated using the IEUBK Model is 221 mg/kg.

In early 1997, while reviewing the draft FOST for Parcel A, the Base Realignment and Closure Cleanup Team (BCT) discussed potential CERCLA releases from lead-based paint sources on Parcel A. The BCT was informed that in 1993, the Navy's compliance group had contracted out a lead-based paint survey for Parcel A. The results of this survey were shared with the BCT and are reported in the 1993 Tetra Tech document "Lead-Based Paint and Soil Sampling: Parcel 'A' Quarters, Hunters Point Naval Base." The survey was conducted throughout the former housing units and around the water tank at Parcel A. With the exception of two samples, lead levels in the soil samples were well below the EPA Region IX PRG of 400 mg/kg. The samples showing elevated lead levels were collected at the water tank and at former housing unit R-105.

In 1997, at EPA's request, the Navy agreed to resample these two areas. During the 1997 supplemental sampling event, high lead levels were not duplicated at residence R-105, and the average concentration of lead in the soil at the water tank was approximately one-tenth of the concentration reported for the water tank in 1993; these results are reported in the 1998 IT Corporation report titled "Parcel A Supplemental Soil Lead Sampling Report, Hunters Point Shipyard, San Francisco, California." The high concentrations of lead measured at the water tank and residence R-105 during the 1993 Tetra Tech survey may have been due to paint chips collected with the soil samples.

At the completion of the 1997 resampling event, the BCT reviewed all of the lead-based paint data for Parcel A (from both the 1993 and 1997 sampling events) and evaluated it with respect to the 221 mg/kg cleanup goal calculated for lead in the Parcel B RI. Although the 221 mg/kg lead cleanup goal had been calculated for Parcel B, EPA believed it was reasonable to use it to screen the Parcel A lead-based paint soil data, given that the proposed reuse for Parcel A is residential housing, which could include gardening and exposures to contaminants through homegrown produce.

Based on results from the soil samples collected during the 1997 sampling event, the average lead concentration near R-105 was 210 mg/kg, and the average lead concentration near the water tank was 287 mg/kg, only slightly above the 221 mg/kg level. EPA informed the Navy that it does not view the 221 mg/kg Parcel B cleanup goal as a "bright line" cleanup level and does not regard the small percentage of soil samples on Parcel A exceeding the 221 mg/kg for lead as a threat to human health. The average lead level in soils across Parcel A derived from both the 1993 and 1997 sampling events is 215 mg/kg. Therefore, given the data from both sampling events, the average value of lead in soil across Parcel A is protective and will not pose a risk to human health.

Because the average concentration of lead in soil across Parcel A is generally below the 221 mg/kg cleanup goal, the Navy believes that lead in soil at Parcel A does not pose a risk to human health and that no further action is required to protect human health. EPA concurred with this position in a letter to the Navy dated April 27, 1998.

2. **Comment:** The sampling objectives and sampling design were not clearly defined. There appears to be no linking of sample locations with possible sources and no explanation given of why samples were taken in certain areas. There should have been more emphasis on characterization of building perimeters and other possible source areas. Composite samples from these source areas would have given a better overall picture of the lead in soil, rather than the few randomly placed discrete samples shown in the report. Please explain how the sampling locations and types of samples provide a characterization of the soil around the housing areas.

Response: The objective of the 1993 Tetra Tech report titled "Lead-Based Paint and Soil Sampling: Parcel 'A' Quarters" was to present the results of a lead-based paint

and soil survey for the housing units located in Parcel A. The survey was designed according to the guidelines provided by the HUD NOFA. The HUD NOFA guidelines apply to currently occupied housing units; since the Parcel A residential units have not been occupied since the 1970s and are not likely to be reoccupied, the survey concentrated on soil surrounding the housing units and exterior painted surfaces. As stated in the survey report, the areas selected for survey were chosen to reflect the highest lead concentrations for the particular surveyed area; therefore, housing areas that showed visible paint cracks or paint peeling and that might be a source of lead were surveyed.

The Navy disagrees that composited samples would have provided a better overall picture of the lead in soil, although one composited sample was taken from the area surrounding the water tank at Parcel A during both the 1993 and 1997 soil sampling events. The Navy believes that lead in soil at Parcel A was adequately characterized during the 1993 and 1997 soil sampling events. Because the average concentration of lead in soil across Parcel A is below the 221 mg/kg cleanup goal, the Navy believes that lead does not pose a risk to human health at Parcel A. As previously stated, EPA concurred with this position.

3. **Comment:** The sampling analyses were also cause for concern because of the small number of lab verified results. The XRF method for screening soil can result in a high level of deviation in the results. We also feel that the elevated result of 2,700 ppm was probably not "erroneous" as stated in your letter, but reflects the range of results that can be found in soil in locations where lead-based paint was used.

Response: Supplemental soil sampling for lead-based paint was conducted in 1997 to address these concerns. Soil samples were collected at residence R-105, which was the location of the elevated result of 2,700 mg/kg (not R-103, which was a typographical error in Table 2 of the 1993 Tetra Tech report), as well as at the water tank area. Lead concentrations in the soil samples collected at residence R-105 confirm the original XRF values reported in the 1993 survey and demonstrate that the analytical result of 2,700 mg/kg was an erroneous value, which was likely the result of paint chips collected with the soil sample. Based on soil sampling data from the 1997 lead-based paint survey, the average lead concentration in the vicinity of residence R-105 is 210 mg/kg, and the average lead concentration in the water tank area is 287 mg/kg. The results of both the 1993 and 1997 surveys indicate that the average lead concentration in soil across Parcel A is 215 mg/kg, which is below the Parcel B residential cleanup goal of 221 mg/kg. Therefore, the Navy believes that lead in soil at Parcel A does not pose a risk to human health; EPA concurred with this position in a letter to the Navy dated April 27, 1998.

ATTACHMENT 3

**REVISED RESPONSE TO AGENCY COMMENTS ON THE
DRAFT FINAL FINDING OF SUITABILITY TO TRANSFER FOR PARCEL A,
DATED SEPTEMBER 22, 1999
(6 pages)**

**REVISED RESPONSES TO AGENCY COMMENTS ON THE
DRAFT FINAL FINDING OF SUITABILITY TO TRANSFER
FOR PARCEL A
HUNTERS POINT SHIPYARD, SAN FRANCISCO, CALIFORNIA**

On May 17, 1999, the U.S. Department of the Navy (Navy) submitted responses to the U.S. Environmental Protection Agency (EPA) and San Francisco Redevelopment Agency (SFRA) comments on the draft final finding of suitability to transfer (FOST) for Parcel A at Hunters Point Shipyard (HPS), dated February 16, 1999. The comments on the draft final FOST were received from EPA on March 18, 1999, and from the SFRA on April 13, 1999. This document is a revision of the responses submitted on May 17, 1999. The original responses were only revised to include responses to comments received from the San Francisco Bay Region of the California Regional Water Quality Control Board (RWQCB) on August 4, 1999; responses to EPA and SFRA comments remain unchanged.

Comments are presented in boldface type.

RESPONSE TO COMMENTS FROM EPA

1. Comment: Section 1.0 – Purpose

page 1 – list of documents - Please add the April 27, 1998 letter from EPA to the Navy and the Navy's November 1998 responses to comments on the draft FOST to the list of documents in section 1.0. Also, please include these responses in an appendix and/or in the text of the FOST (section 5.2.2). In the November 1998 responses, the Navy responded very thoroughly to the City's concerns regarding lead based paint releases at Parcel A. The draft final FOST (section 5.2.2) does not adequately reflect the detailed final responses to the City's concerns. This is an important part of the Parcel A record and needs to be included in the draft final FOST.

Response: The EPA letter dated April 27, 1998, has been added to the list of documents in Section 1.0. The Navy's November 1998 document responding to regulatory agency comments on the draft Parcel A FOST has also been added to the list of documents in Section 1.0 and has been provided in its entirety as Attachment 2 to the final FOST.

2. Comment: Section 4.0 – NEPA Compliance.

Page 3 - For the record, EPA would like to again state that an EIS/EIR should be completed prior to finalizing a FOST. However, if the Navy does not expect there to be any issues arising under the NEPA process which would prevent DOD from issuing the CERCLA covenants, the FOST can be finalized. However, the parcel (as the FOST states) cannot be transferred until the EIS is completed.

Response: The Navy does not expect issues to arise from the environmental impact statement/environmental impact report (EIS/EIR) that would prevent the issuance of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) covenant for Parcel A. In addition, while the FOST can be finalized, it will not be signed until the NEPA process is concluded. The Navy acknowledges that Parcel A cannot be transferred until the EIS/EIR is complete.

3. Comment: Section 5.0 – EBS Findings

page 4 first full paragraph – This paragraph is confusing. It should be preceded by a brief description of each of the (new) classifications. Also, the text here states that 6 of the 8 subparcels that are partially located on Parcel A are classified as category 6 because of conditions on the portions of the subparcels that aren't located on Parcel A, but it doesn't say anything about the other two out of the 8. Further, the text here states that there are 20 subparcels, and then mentions 14 subparcels that are ECP area type 1 and 8 additional ones. So are there 20 subparcels or 22? Please clarify this paragraph.

Pages 5-6 – The paragraphs discussing Spear Street (subparcels S-28, S-29, S-30, and S-31) do not indicate the addition of Spear Street to Parcel A occurred after the publication of EBS Revision 01. Yet these paragraphs refer to Revision 01 of the EBS as the document that supports the statement in these paragraphs that "no releases of any hazardous substance occurred" in these subparcels. Was EBS Revision 01 amended to include documentation supporting this statement, or is the support found in a separate document (which should be included in the list on page 1 and referenced in these paragraphs)?

Page 7 first full paragraph – Please state that soil removal actions or interim remedial actions were conducted on Parcel A (as EPA did in the Parcel A Notice of Intention to Delete) instead of using confusing statements like: "IR-59 was investigated using a technique that used soil excavation for the purpose of site characterization." Since these soil removals were conducted, no further action was necessary to protect human health and the environment. The Navy needs to be clear about what happened and why a no action ROD was appropriate for Parcel A.

Response: **Page 4, first full paragraph:** A brief description of the new environmental condition of property area type classifications has been added to the text preceding the subject paragraph. In addition, the paragraph has been revised to clarify the fact that Parcel A consists of 20 subparcels.

Pages 5 and 6: As stated in each of the paragraphs evaluating subparcels S-28, S-29, S-30, and S-31, the Spear Avenue portion of these subparcels was added to Parcel A after Revision 01 of the HPS basewide environmental baseline survey (EBS) was published. As a result, the environmental condition of the Spear Avenue portion of these subparcels was evaluated in the FOST using the Parcel D remedial investigation (RI) and feasibility study (FS) reports as information

sources. The text has been revised to clarify this fact. In addition, the RI and FS reports have been added to the list in Section 1.0 and are referenced in the text of Section 5.0.

Page 7, first full paragraph: The text has been revised as requested.

4. **Comment:** **Section 5.1.6 – Parcel A Boundaries**

Figure 3 – This figure appears to include Crisp and exclude Spear. Please correct. Was not clear if the boundary map following page 28 also has the same error (the area map in corner is correct).

Response: Figure 3 has been revised as requested; this figure number has been changed and is designated Figure 4 in the final Parcel A FOST. The boundary map (Figure 2) reflects the correct property boundaries. However, during review of this map, the Navy discovered a typographical error. The acreage for Parcel A East has been changed from 60.080 acres to 66.080 acres. The total acreage was correct on the original map and has not been changed.

5. **Comment:** **Section 5.2.2 – Lead Based Paint**

Page 11 – As stated above, please use or cite the full text of the November 1998 responses to the City's comments in this section.

Response: The text of Section 5.2.2 summarizes the detailed text of the Navy's response to agency comments on the draft Parcel A FOST. The response to comments has been provided in its entirety as Attachment 2 to the final Parcel A FOST. References to Attachment 2 have been added to the text of Section 5.2.2.

6. **Comment:** **Section 6.0 – Notice of Hazardous Substances**

page 13, first sentence of the second paragraph – FYI - Table 7 indicates Building 101 tenant J. Terzian stores 1300 kg of paint. This appears to conflict with the text on page 13.

Response: Paint is a mixture that contains small quantities of several CERCLA hazardous substances. Under CERCLA, each hazardous substance is evaluated separately to determine if it exceeds the CERCLA reportable quantity of 1,000 kilograms (kg). As a result, it is unlikely that storage of 1,300 kg of paint in Building 101 would result an exceedance of 1,000 kg for any individual hazardous substance. The text of Section 6.0 has been revised to clarify this fact.

RESPONSE TO COMMENTS FROM THE SFRA

General Comment

1. **Comment:** The FOST should state that Parcel A has been deleted from the NPL.
- Response:** The FOST has been revised to state that Parcel A was officially deleted from the National Priorities List on April 5, 1999.

Specific Comments

1. **Comment:** Page 3, Section 4.0 NEPA Compliance
- The City agrees with the USEPA that the EIS/EIR should be completed prior to finalizing the FOST. If any issues arise from the NEPA process that affect the FOST, then the FOST should be amended.
- Response:** Comment noted. Please see the response to EPA comment 2.
2. **Comment:** Page 10, Section 5.2.1 Asbestos
- The asbestos surveys that the Navy performed in 1993 will be outdated by the time the transfer occurs. For the buildings on Parcel A that the City intends to reuse (101, 813, 808, etc.), the Navy should provide an update on the survey and correct any problems that are noted.
- Response:** The Navy is currently re-inspecting 10 buildings on Parcel A for the possible presence of asbestos-containing materials (ACM). These include Buildings 101, 110, 808, 813, and 916. The Navy will repair damaged, friable ACM found during the re-inspections. The text of Section 5.2.1 has been revised to include this information. Upon completion of the re-inspection and abatement activities, the Navy will provide the results to the SFRA. The results will also be incorporated into the next update of the HPS basewide EBS, which will be Revision 02.
3. **Comment:** Pages 10 and 11, Section 5.2.2 Lead-Based Paint
- We agree with the USEPA that the detailed responses on the lead-based paint issue should be included in this FOST. Please add the entire November 1998 Revised Response to Comments on Draft Parcel A FOST as an attachment to this document. The attachment could be cited in this section by adding a sentence at the end of paragraph two referring the reader to the Attachment.
- Response:** Please see the response to EPA comment 1.

4. Comment: Figure 1, Boundary Map

It is very difficult to see the boundary lines on this map. Can the boundary lines be made more distinctive or the non-essential lines colored gray?

Response: Figure 1 has been revised to make the boundary lines heavier ; this figure number has been changed and is designated Figure 2 in the final Parcel A FOST(. This figure is a reduction of a full-size boundary map. The Navy will provide the SFRA with a copy of the full-size boundary map upon request.

RESPONSE TO COMMENTS FROM THE RWQCB

1. Comment: Section 5.3

The notification language should include a reference to the sub-parcel where the petroleum hydrocarbons were detected in groundwater.

Response: The notification language has been revised as requested.

2. Comment: Table 3

The sub-parcel where the petroleum hydrocarbons were detected in groundwater should be classified as ECP Area Type 2. Although this FOST does not discuss a further breakdown of Type 2, the Navy has used such a system on other facilities in the Bay Area. Using this system for the sub-parcel in question, the classification would be ECP Area Type 2-3, where release of petroleum hydrocarbons has been detected, but detected concentrations are below action levels.

Response: Table 3 and Section 5.0 have been revised to reflect that subparcels H-52 and N-17 are classified as ECP area type 2-3 due to the presence of petroleum hydrocarbons in groundwater. In addition, the ECP area type definitions presented in Section 5.0 have been revised to include definitions of the ECP area type 2 subcategories.

3. Comment: UST S-812

The sub-parcel where this UST was located should also have an ECP Area Type 2 classification, with a sub-classification appropriate to the results of tank removal and subsequent analytical results.

Response: UST S-812 was located in subparcel S-47. Analytical results collected at the site are presented in the draft recommendation for case closure of the former site of UST S-812, dated September 7, 1999. The analytical results support the conclusion that subparcel S-47 should be classified as ECP area type 2-3. As a

result, Table 3 and the text of Section 5.0 of the FOST have been revised to reflect that subparcel S-47 is classified as ECP area type 2-3.

ATTACHMENT 4

**CASE CLOSURE OF UNDERGROUND STORAGE TANK S-812,
DATED JANUARY 14, 2000
(4 pages)**



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

San Francisco Bay Region

Internet Address: <http://www.swrcb.ca.gov>
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 or FAX (510) 622-2460



Gray Davis
Governor

Date: January 14, 2000
File No. 2169.6032 (CRM)

Commanding Officer
Engineering Field Activity, West
Naval Facilities Engineering Command
900 Commodore Drive
San Bruno, CA 94066-2402
Attention: Mr. Richard Powell

Subject: Case Closure, UST S-812 at Hunters Point Shipyard, San Francisco, California

Dear Mr. Powell:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank formerly located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank is greatly appreciated.

Based upon the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,


Lawrence P. Kolb
Assistant Executive Officer

mydocuments\hunterspoint\ust812cls2

Site Summary Form

18-Jan-00

Site: UST S-612

RB File No.: 38-9001

crm

County: 38

Address Parc. A hunters point shipyard

Nearest Surface Water: San Francisco Bay

PII Samples Submitted?: Yes

Highest GW Depth (ft): 2 feet bgs

Distance to SW (ft.): 1,200

No. Borings: 4

Lowest GW Depth(ft): unknown

Potential Ecological Risk: none

No. Wells: 0

Direction of GW Flow: unknown

Water Wells Affected?: No

Distance to Wells: >2000

Ground Elev. (ft.): 10 ft abv msl

Groundwater Benef. Use: IND, AGR

Future Land Use: industrial

Staff Notes: ROD for Parcel A at HPS acknowledges that MUN use is not applicable for the fractured bedrock in accordance with 88-63. This decision is also documented in a letter to the Navy from RWQCB EO dated 5-10-95.

Current Land Use: industrial

Human Health Risk: none

Geology: Thin veneer of alluvium/fill materials underlain by fractured Franciscan bedrock. Ground water in fractured bedrock is discontinuous.

Comments: Site qualifies as a low-risk soil case because minor impacts to ground water as measured in the UST excavation do not violate water quality objectives

Management Rqmts: none

Reports: 1) final summary report of UST removals - 11-18-92

2) draft final parcel A RI report - 9-22-95

3) UST closure report prepared by TetraTech EMI - 6-24-99

4) Navy response to RWQCB comments on UST closure report - 12-20-99

Remedial Activity

<u>Action Taken</u>	<u>Amount</u>
<u>Free Product:</u> none	n/a
<u>Soil:</u> none	n/a
<u>Ground Water:</u> none	n/a
<u>Vapor:</u> none	n/a

Groundwater Results, ppb

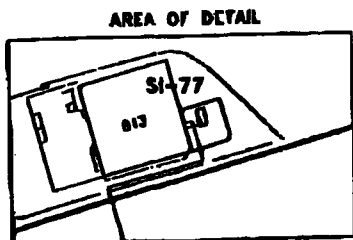
DATE	LOCATION	TPH-G	TPH-D	BENZENE	TOLUENE	XYLENE	ETHYLBENZE	MTBE	HVOC	OTHERS	GW DEPTH
01/05/00	hunters point shipyard	< 500 ppb	< 500 ppb	3 ppb	5 ppb	< 5 ppb	< 5 ppb	< 5 ppb	111dca - 3	none	2 ft bgs

Soil Results, ppm

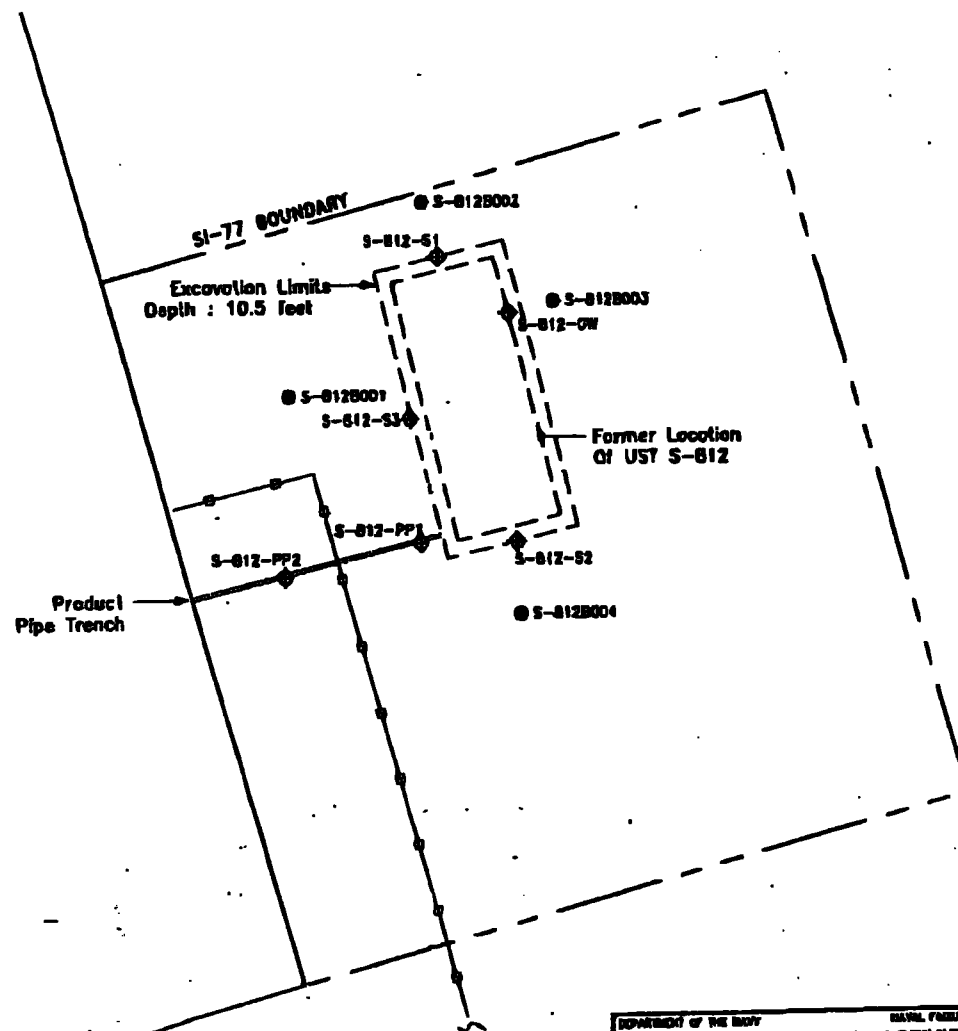
LOCATION	TPH-gas		TPH-diesel		Benzene		Toluene		Xylene		Ethyl-benzene		MTBE		Other	
	Initial	Final	Initial	Final	Initial	Final	Initial	Final	Initial	Final	Initial	Final	Initial	Final	Initial	Final
hunters point shipyard	< 5 ppm	< 5 ppm	32 ppm	32 ppm	< 5 ppb	< 5 ppb	< 5 ppb	< 5 ppb	5 ppb	5 ppb	< 5 ppb	< 5 ppb	< 5 ppb	< 5 ppb		phenanthrene - 9

Tank Information

TANKNO	TANKSIZE	TANKCONTENTS	TANKACTION	TANKDATE	LATITUDE	LONGITUDE
8-9001	18,000 gal	Diesel	Removed	1/5/00	374333.43	1222200.29



BUILDING 813



Legend

- ◆ SOIL SAMPLE LOCATION
- ◆ GROUNDWATER SAMPLE LOCATION
- HYDROPUNCH SAMPLE LOCATION
- STEAM LINE



DEPARTMENT OF THE NAVY
ENGINEERING FIELD ACTIVITY WEST
SAN FRANCISCO, CALIFORNIA
HUNTERS POINT SHIPYARD
SAN FRANCISCO, CALIFORNIA

Figure 2
SI-77 UST S-812
Excavation and Sample Location Map
Hunters Point Shipyard
San Francisco, California



Tetra Tech EM Inc.



Morrison Knudsen Corp.



Uribe and Associates



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